

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, MARCH 4, 2015**

Members Present:

Sue Killam, Chair
Mike Turell, Vice Chair
John Wolters
John Feuer, Alternate

Other's Present

Julie LaBranche, Rockingham Planning Commission

Call to order:

Chairperson Killam called the regular meeting of the Atkinson Planning Board to order on Wednesday, March 4, 2015 at 7:30 pm.

Correspondence:

- Memo from Town Council re: 2/23/15 order of the New Hampshire Supreme Court on a defendant's motion for reconsideration of the Courts 4/14/14 order. Chair Killam explained that Michael Saviano, owner of a parcel on the lake owes over \$80,000 in fines for an illegal apartment. He has appealed to the New Hampshire Supreme Court
- A letter from the City of Haverhill regarding the Turcolo Road parcel
- 2 documents regarding the Sawmill Ridge Project:
 - 1) NH Division of Historical Resources - report from archeologist stating that potential archeologically sensitive areas are in the buffer zones. The report states that the 2012 survey, zones of sensitivity were recognized but they are protected by wetlands and are in the buffer zones. 3 zones were considered sensitive for pre-contact native American sources.
 - 2) Memo from Fire Chief Murphy - he reviewed the plan set and went over it with the Highway Safety Committee. He will ask them to change the names for Martha's Way and Littles Lane because the names are too similar to other street names in Atkinson. He also recommends that Littles Lane be no less than 24 feet of pavement wide. There were no issues with grades. The difference between a cul de sac and a hammerhead was mentioned. All cul de sacs must be a minimum of 17 feet wide from the center. There is one hammerhead in the project, and a fire hydrant should be located there. No occupancy permit should be granted beyond the club house until Ayreshire and Jersey Drives are completed. The Highway Safety Committee recommended that the access road from Knightland Road to the project should be one way in.

Public Hearings: - none

Other Business:

56 Island Pond Road - John Malone is the current owner. It is the old Masone property and consists of a small lot in 2 zones with a 150 foot buffer from the residential zone. It is being used for the owner's landscaping business. A party wants to rent space for a car dealership. Chair Killam informed the owner that he needs to have a plan to present to the Planning Board. A plan has been dropped off for the site and it will be before the Planning Board at the March 18, 2015 meeting.

The Board also discussed a potential in law apartment. Vice Chair Turell asked about legislation allowing every house in the district to have an in-law apartment. Julie LaBranche explained it changes

the definition of an accessory structure in workforce housing. Ms. LaBranche stated she would forward the new legislation to the Planning Board. They can be detached.

Sawmill Ridge - All new dwellings, since 1997 has been assessed a school impact fee. Chair Killam read through the amounts to be assess for a school impact fee for various types and sizes of dwellings. Lewis Builders asked what the school impact fee would be for the project. The question is, are the homes in the new project duplexes or townhouses. The Board discussed the issue and decided that the two unit buildings in the project should be assessed as duplexes and the other homes should be assessed as three to four unit buildings for the school impact fee.

Chairperson Killam asked the Board to give her permission to sign a voluntary lot merger form for the Sawmill Ridge Plan. The plan was presented as two lots, but it needs to be consolidated into one lot. One is a small lot at 172 Main Street and the other large lot is the land behind it. Chair Killam asked Ms. LaBranche if the Board could act on the request for a lot merger at the present meeting. Ms. LaBranche agreed that the Board could act on the request for a voluntary lot merger.

Vice Chair Mike Turell moved to authorize the Chair of the Planning Board to sign the request for the merger of Map 17, Lot 53 and Map 17 Lot 54 on Main Street, Atkinson, New Hampshire by the owner, Centerview Hollow Land Company, LLC. The request was signed by the managing member of the LLC, Christine Lewis Morse. The motion was seconded by Member John Feuer. All members present voted in favor. Vote: 4/0/0.

Vision Chapter of the Master Plan:

Ms. LaBranche request the Board review the Vision Chapter of the Master Plan

Vice Chair Turell commented that - c and d are summaries and there should be only one in the document, page numbers are off.

The Board reviewed the goals section of the chapter to ensure that the high priority action items are captured in the goals. Ms. LaBranche suggested a brief chapter that takes an element from several chapters to craft an introductory chapter. The following changes were discussed:

Goal 1 - should state, "Retain the Quality of Life for Atkinson residents"

Goal 2 - should state, "Atkinson accepts a continued dependence on outlying communities for employment opportunities and services, the majority of land is residential"

Goal 3 - should state, objectives - the Town desires to maintain a primarily residential environment; and Policy - will be implemented to achieve the goals and objectives. Goal 3 should also have language about retaining property values while controlling taxes.

Goal 4 - make the first sentence the goal statement and it should also state that Atkinson should continue to expand recreational opportunities for the town. Language regarding the Town Forest should be included in the policy section of Goal 4.

Goal 5 - add and "continually updated" after "developed" to the last sentence under the objectives paragraph.

The Board discussed including the Transportation portion of the master plan, the highway department and the capital improvement plan .

Goal 6 - should say water supplies

Goal 7 - language stating to maintain and update the master plan per RSA 677 - every 5 to 7 years should be added to the objectives paragraph.

The table needs to be edited and the high priority items should go in the front.

Ms. LaBranche will email the Board a PDF of the chapter with the changes discussed at the March 4, 2015 meeting and the Board will continue the discussion of the Vision Chapter of the Atkinson Master Plan to the April 1, 2015 meeting.

Approval of Minutes: - deferred

Vice Chair Mike Turell made a motion to adjourn the March 4, 2015 meeting of the Atkinson Planning Board at 9:00 PM. Member John Wolters seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 4/0/0.

The next Planning Board meeting is Wednesday, March 18, 2015