

**ATKINSON PLANNING BOARD MEETING  
MINUTES  
WEDNESDAY, APRIL 1, 2015**

**Members Present:**

Sue Killam, Chair  
Mike Turell, Vice Chair  
John Wolters  
Paul DiMaggio

**Other's Present**

**Call to order:**

Chairperson Killam called the regular meeting of the Atkinson Planning Board to order on Wednesday, April 1, 2015 at 7:30 pm.

**Correspondence:**

- Cover sheet and declaration for condominium for Sawmill Ridge and sample warranty deed were received April 1, 2015.

**Public Hearings:** - none

**Other Business:**

Legislation to allow accessory dwelling units by right. It could be up to 40% of gross square footage of the house, doesn't have to be related parties. Would have to comply with septic. May not limit the number of bedrooms.

Sawmill Ridge

- The single family house assessment for school impact fee, is \$2,061, a duplex is \$1,683 and townhouse 2 unit is \$865. The fee for 3 and 4 unit buildings is \$1,100. Assessment for planned condominiums, enough upland soils for 3 bedroom units. The applicant wants to call the 3 and 4 bedroom units townhouses. The expert, Mayberry said no. Chair Killam told applicants it would be at the duplex rate. 3 bedroom units can be at the duplex rate and 2 bedroom units can be at the townhouse rate.
- Mike Turell says the difference with a town house is the owner of the town house owns the land, but in a duplex condo unit, the land is owned by the association. There is no clear definition. The applicant is pushing back to call them all townhouses.
- In previous years, condos were assessed at the townhouse rate. Ms. Killam says all other condos were 2 bedroom. The Board continue to discuss school assessment and size of the units.
- The Board also needs to know septic carrying capability.

Chair Killam asked the Board members present if she could send the cover sheet and declaration for condominium for Sawmill Ridge and sample warranty deed received April 1, 2015. The Board agreed. There was no vote.

The Board discussed the issues with the property at the lake owned by Mike Saviano. Mr. Saviano has agreed with Code Enforcement and the Building Inspector to remove the illegal apartment in his garage after going all the way to the NH Supreme Court. He put the apartment in 2000. He has also

sued over being forced to have a 3 acre lot, and how many houses he can have on the lot as well as other issues.

Mr. Kirsch works hard to gain compliance. Example, one family is paying \$1k a month to pay off an \$80,000 lawsuit over not complying with a sprinkler system in their house.

**Vision Chapter of the Master Plan:** -

Member Wolters liked the text but not the charts. The Board discussed the tables on Page 5 at the bottom. Chair Killam stated that if the Board agrees, a Public Hearing must be held. Some people have to be nominated for a Capital Improvement Committee.

The Board discussed where the Town of Atkinson would be in 20 years.

**Approval of Minutes:** - February 18, 2015, March 4, 2015 and March 18, 2015 - deferred

**Chair Killam adjourned the April 1, 2015 meeting of the Atkinson Planning Board at 8:45 PM. There was no vote.**

**The next Planning Board meeting is Wednesday, April 15, 2015**

PRELIMINARY