

**ATKINSON PLANNING BOARD MEETING  
MINUTES  
WEDNESDAY, JANUARY 6, 2016**

**Members Present:**

Sue Killam, Chair  
Mike Turell, Vice Chair  
Paul DiMaggio  
John Wolters  
Ted Stewart  
Tim Dziechowski  
Barbara Brown, Alternate  
John Feuer, Alternate

**Other's Present:**

Scot Frankowitz, Brown Engineering  
Michael Garrepy, Brown Engineering  
Josh Manning, Sawmill Ridge

**Call to order:** 7:30 PM

Chair Killam called the meeting of the Atkinson Planning Board to order on Wednesday, January 6, 2016 at 7:30 pm.

**Workshop:**

- Impact Fees

Chair Killam passed out copies of the ordinances regarding impact fees. Josh Manning appeared before the Board to discuss definitions of how the units will be considered for the projects in order to assess impact fees. The question is will the units be considered duplexes or townhouses. Chair Killam pointed out that as many as half of the units have 3 bedrooms and will have greater impact on schools. Chair Killam questioned if the 2 bedroom units and 3 bedroom units be assessed impact fees differently.

Mr. Manning informed the Board that the first 28 homes being constructed are 2 bedrooms and should meet the townhouse definition. Vice Chair Turell pointed out that page 13 discusses the average number of students per dwelling.

Chair Killam advised the Board members to read the ordinances regarding impact fees to prepare for further discussion.

- Michael Garrepy – preliminary discussions Turner Porter project

Michael Garrepy and Scot Frankowitz appeared before the Board to represent Tuck Realty in preliminary discussions on a new housing project.

Michael Garrepy informed the Board that he worked with Turner Porter on Jameson Ridge and Maple Heights. The property for the development under discussion has recently been put under contract. The applicant has met with Hampstead Water. There is good assurance that the applicant can tie into their water system. A water source on site will also be needed.

Mr. Garrepy showed the Board a final survey map of the proposed development showing existing trails and the boundary. Mr. Garrepy spoke with the Conservation Commission regarding possible trail easements or possible deeding some land to the Town for conservation.

Mr. Garrepy showed the Board the proposed conceptual layout. The layout shows a fee simple subdivision of 65 family lots, single family homes in a cluster development. There is a 50 foot rear setback for each lot. Primary access is from Main Street. The proposed road follows an old woods road to Knightland Road and Mr. Garrepy is assuming that the Board and the Fire Department will want the road to connect to Knightland Road. If some of the land is deeded to the Conservation Commission, then the number of lots could be 60. There are 93 acres. The front fields would be

preserved as a scenic vista. The applicant is requesting feedback on using the scenic vista approach for density. Member Stewart is concerned that the scenic vista approach depends on where the road is placed. If the field is preserved in its integrity, then it would remain a vista. Ms. Brown informed the Board that the tote road is on the edge of the woods, it does not go through the field that has been designated as scenic vista. Mr. Garrepy informed the Board that the road would probably be in the field for about 50 feet. The houses would also be in the woods.

Vice Chair Turell stated that he does not see it as significantly different from Sawmill Ridge. Ms. Brown informed the Board that the field has always been called Princess Pasture. Mr. Garrepy asked if the Board would like to do a site walk.

Member DiMaggio is concerned that the road will destroy the scenic vista and asked if there were a way to move the road. The Board discussed where the road will be placed. Member Stewart is concerned about line of site. The Board also discussed the scenic vista. One suggestion is that two of the lots be eliminated in order to enhance the vista. The Board discussed how many lots could be in the subdivision. Soil based lot sizes would allow around 100 lots while a cluster that was not a scenic vista would allow around 35 lots. Member Dziechowski suggested alternatives such as workforce housing and conservation housing. Member Dziechowski informed the applicant that for conservation, half of the land has to be open for public access. Certain deed qualifications also need to be met.

The Board discussed other issues such as Blandings Turtles. Traffic on Main Street near that site is also an issue. Member Stewart is also concerned about how the road will affect Knightland.

The applicant agreed to talk to the Fire Chief.

The Board agreed to go on a site walk at noon on Wednesday, January 13, 2016. The meeting is recessed to the site walk on Wednesday, January 13, 2016.

- Diane & Barry Mackin of 6 Huckleberry Lane to discuss berm related to Sawmill Project – Lewis Builders has agreed to build a berm between the houses on Huckleberry Lane and the condominiums in the Sawmill Ridge Project so the issue has been resolved.

**Correspondence: none**

**Minutes: December 16, 2015 - deferred**

Chair Killam requested a motion to adjourn.

**Member Tim Dziechowski made a motion to adjourn the January 6, 2015 meeting of the Atkinson Planning Board. Vice Chair Mike Turell seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 6/0/0.**

Chair Killam adjourned the January 6, 2015 meeting of the Atkinson Planning Board at 9:00 pm.

The next Planning Board meeting is a public hearing on Wednesday, January 20, 2015.