

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, FEBRUARY 17, 2016**

Members Present:

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

Other's Present:

Jonathan Morse, Lewis Builders
Joshua Manning, Lewis Builders
Steve Keach, Keach Nordstrom
Julie LaBranche, Rockingham Planning Commission

Call to order: 7:30 PM

Chair Killam called the meeting of the Atkinson Planning Board to order on Wednesday, February 17, 2016 at 8:00 pm.

Correspondence:

- TCE Engineering Corp, Inc. – re: storm water management
- NH Community Design
- Annual Legislative Breakfast March 23, Concord, NH – topic – water management
- Town of Salem Community Development Department – notice to abutters 152 Zion Hill Road 100 foot tall service facility
- NH Municipal Technical Assistance Grant Program to assist community with affordable housing
- Keach Nordstrom re: site plan for 4 Commerce Way LLC – underground utilities interfere with the detention basin.

Mr. Keach explained that the underground detention area was supposed to be in the street but it encroaches on the property. The storm water basin was reconfigured.

Workshop:

Impact Fees: Potential Changes with the Sawmill Ridge Development:

Josh Manning and Jonathan Morse came before the Board to present changes in the application. Mr. Manning explained that the project was approved at 100 units. 47 of the units had 3 bedrooms. The applicant is submitting a new site plan and would like to eliminate the third bedroom in the 47 three bedroom units and add 20 more two bedroom units. This would make a total of 120 units. The total number of bedrooms will be slightly less. The alteration of terrain permit, the subdivision permit and septic permits will have to be amended. The new units are shown on the plan given to the Planning Board at the meeting with dotted lines. The applicant is negotiating with an abutting landowner for a lot line adjustment in order to add four more units on Ayreshire. Some more units will be added going up the hill around Cowbell Crossing. There will be a handful of single detached units which will still be condominiums and have two bedrooms.

Chair Killam pointed out that there is a new unit on Northfield Road and one on Guernsey Drive. There is no change to the road layout. The applicant explained that 5 detached units will be added on the loop. Numbers 832 and 833 are reconfigured. The roadway leading to them is new. The roadway will be to road standards with a name.

The lot line adjustment will be approximately 100 feet to accommodate the landscape buffer. The size of the lot will not change.

There will be 7 less bedrooms in the project. There will be 20 new units. Mr. Keach explained that under the scenic vista development rules, the number of bedrooms determine the impact on the sewage system. The Board discussed the impact to the sewage system. Mr. Keach explained that some systems will be changed, but the total impact will be the same.

The Board asked about drainage and Mr. Manning explained that more impervious area so some of the detention ponds will be needed and the drainage plan will have to be amended.

The Board expressed concern about density. Mr. Manning will not affect current construction which has already been approved. There are two new units in phase one. The applicant just got approval for the existing units from the Attorney General. The applicant has done the initial submission for the entire project but not for the new units. At present, the applicant is working off existing roads and phase one will not be impacted. Mr. Manning stated that the applicant planned to file an amended site plan.

Mr. Keach questioned changes to plans pursuant to 674:21A and asked if any of the changes impacted open space. Particularly, the lot line adjustment. Mr. Manning explained that the open space area will not change. The abutter will have a 1/100 interest in the open space. The lot line adjustment will be filed separately.

The utilities are underground. There will be one pole off the street that is required by the utility company. Both Verizon and Comcast are running fiber cable to the project.

Chair Killam asked if there were more comments.

Ms. LaBranche asked if unit numbering would be changed and Mr. Manning stated that the units would be renumbered so that they will be in order. He will send a copy of the amended plans to the Fire Chief.

New/Old Business:

Senate Bill 146 – relative to accessory dwelling units: Vice Chair Turell reviewed the Bill for the Board. Major changes are that a property owner has a right to an accessory living unit. Also, residents of the unit do not have to be related. The owner can live in either unit, but has to own both. Detached condominiums do not have to be allowed. The units must have adequate parking. The bill only affects zones that allow single family housing. The units cannot be limited to one bedroom provided space and septic allow.

Mr. Keach pointed out that another issue is lot size. The lot size has to support the number of bedrooms.

The Board agreed that the biggest change for Atkinson is that occupants do not have to be related. Ms. LaBranche offered to mark up the existing Atkinson Zoning Regulation for accessory housing and add the changes. The Board agreed.

Municipal Sign Regulations: Review and Revisions Needed after Reed: The Board discussed signage and First Amendment Rights. One issue is that every landowner has a right to a sign. A municipality cannot regulate the content of the signs. Different purpose signs on the land owner's property cannot be regulated to different standards. The sign must be to community standards.

Chair Killam recommended the Board read the new regulations. Ms. LaBranche added that the Rockingham Planning Commission will be developing guidance. She offered to mark up the existing Atkinson zoning regulations regarding signs.

Minutes: January 6, 2016, January 20, 2016, February 3, 2016

January 6, 2016:

Board Members present were Chair Sue Killam, Vice Chair Mike Turell, Member Paul DiMaggio, Member Tim Dziechowski and Alternate Barbara Brown.

- 3rd paragraph page 2, 3rd from last sentence – should state that Member Dziechowski mentioned alternatives such as workforce housing and conservation housing
- 4th paragraph – should be Blandings Turtles
- 3rd paragraph – omit second sentence

Vice Chair Mike Turell made a motion to approve the minutes of the January 6, 2016 meeting of the Atkinson Planning Board as amended. Member Paul DiMaggio seconded the motion. All members present at the meeting voted in favor. Vote: 5/0/0.

January 20, 2016:

Members of the Atkinson Planning Board present at the January 20, 2016 meeting were Chair Killam, Vice Chair Mike Turell, Member Tim Dziechowski and Alternate Barbara Brown.

- Bottom of page 3 – should say - first the Town has to go to DOT to get a deed restriction altered... strike the entire next sentence
- Page 5 – delete sentences about requesting 24 plan sheets.

Vice Chair Turell made a motion to approve the minutes of the January 20, 2016 Atkinson Planning Board as amended Member Paul DiMaggio seconded the motion. All members of the Atkinson Planning Board present at the January 20, 2016 meeting voted in favor with Member Ted Stewart abstaining. Vote: 4/0/1.

February 3, 2016:

Members of the Atkinson Planning Board present at the January 20, 2016 meeting were Chair Killam, Vice Chair Mike Turell, Member Paul DiMaggio and Alternate Barbara Brown.

Vice Chair Turell made a motion to approve the minutes of the February 3, 2016 meeting of the Atkinson Planning Board as written. Member Paul DiMaggio seconded the motion. . All members present at the February 3, 2016 meeting voted in favor. Vote 4/0/2.

Other: none

Chair Killam requested a motion to adjourn.

Vice Chair Mike Turell made a motion to adjourn the February 17, 2016 meeting of the Atkinson Planning Board. Member Paul DiMaggio seconded the motion. All regular members of the Atkinson Planning Board present voted in favor. Vote: 5/0/0.

Chair Killam adjourned the February 17, 2016 meeting of the Atkinson Planning Board at 9:00 pm.

The next Planning Board meeting is a public hearing on Wednesday, March 3, 2016.