

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, JUNE 1, 2016**

Members Present:

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

Other's Present:

Michael Garrepy, Brown Engineering
Scott Frankowicz, Brown Engineering

Call to order:

Chair Killam called the meeting of the Atkinson Planning Board to order on Wednesday, June 1, 2016 at 7:40 pm.

Workshop:

- Michael Garrepy – continued discussions on the Turner Porter project

Mr. Garrepy appeared before the Board to get feedback on the latest layout and design for the Turner Porter project. The main issue is the road. He showed the Board plans for two options for the proposed road. The proposed road that they had shown at the last meeting at which they appeared, has been eliminated. An access road has been added. A well has been dug which will tie in with Hampstead Water. Mr. Garrepy has been working with the Conservation Commission Chairman, Tim Dziechowski. He has also met with Steve Keach, Scot Radikin, and Peter Knight.

The conservation area has been hashed out in the plan in green. The area would be purchased by the Conservation Commission and deeded to the Town. Chair Killam informed the applicant that if the area shown were sold to the Town, they would lose the 50 foot buffer. The applicant responded that the buffer could be accommodated. A small parking area on Knightland Road is also planned for access to the open space. The property is still in current use, except for the Sheep Pasture and the front five acres.

There are about 41 feet of road and 52 lots with four bedroom units. There would be individual septic systems for all lots and a tie in to Hampstead Water. All the units will be single family. Mr. Garrepy plans to maintain connectivity with the Planning Board and will work with the fire chief on where to put hydrants.

The next plan shows two options for the profile of the road. One option has a 6% grade and the entire road would meet regulations. The other option has an 8% grade going into the horizontal grade which would require a waiver. This option would eliminate some of the cut through the slope. Chair Killam stated that the Fire Chief would need to look at the plans, too.

Member Dziechowski asked how a fire engine could get into the 15 acre lot. Another issue is the slopes going up the hill. Mr. Frankowicz pointed out that there is no stop intersection in the entire subdivision and it is a through road.

Member Stewart pointed out that there are seven lots at a 20% grade with a 100 foot driveway. The zoning regulations only address the last 13 feet. A waiver allowing an 8% grade would make the driveways less steep and make access to the homes easier.

The Board discussed the lot configurations with one house behind another on a shared driveway. The major concern is the slope of the driveways and if a ladder truck can reach the homes. Member Stewart mentioned that a fire lane is another issue. If the homes are sprinkled and a fire lane is waived, then the slope would

have to be allowed. Mr. Garrepy responded that the applicant would address the driveway issue. Member Stewart informed Mr. Garrepy that if more than two homes shared the driveway, it becomes a fire lane. Lots 25 and 26 share a driveway. Another issue is house numbers. The Board also discussed how prospective buyers would react to a shared driveway.

The Board discussed the water source and Mr. Garrepy remarked that the water source is good, with a good amount of gallons per minute.

Chair Killam asked what the applicant had submitted for soils. The applicant will have a site specific soil map and all the calculations on the plan.

Chair Killam asked about septic systems and the applicant reiterated that none would be shared. About 65 test pits have been done. The septic systems will all be on level ground. They will be at grade or below.

Chair Killam asked if the proposal would be a conservation subdivision. The applicant responded in the affirmative. It will not be a scenic vista subdivision. The open space will be open to the public. There will be a small turnout for public access. Member Dziechowski pointed out a trail from the Dickey parcel and stated that the Town would have to create the trails. The open space will be deeded to the Town.

Chair Killam stated that 600:14 talks about open space and states that common land will be restricted to open space and recreational uses. This precludes putting a well in the open space. The applicant pointed out that Winslow and Cogswell developments both have their wells in the open space. Chair Killam asked if Hampstead Water Company would want public access in the well area. Member Dziechowski stated that only 25% of the conservation land would have public access and the well could go in an area away from public access.

Chair Killam read the regulation and stated that an essential service cannot be counted as open space. The applicant responded that there is enough land for proposed open space so that the well area could be excluded from the planned open space. Also, the well area would be owned by the Homeowners Association and Hampstead Water would own the water rights. The area would still be part of the open space but would not be used to satisfy the minimum open space requirement. About 55.7% of the property is currently designated as open space.

Member Dziechowski reiterated that the development would land lock the 15 acre parcel and the Town may want to access the parcel for issues such as forest management and also so that a fire truck can access the area. A right of way might be necessary. The applicant responded that some type of road might be necessary between the house lots. Also, a forest management plan might be necessary for the subdivision.

The Board discussed how wide the right of way would need to be. Member Stewart informed the Board that a fire lane had to be twenty feet wide. The Board discussed a forest plan for the subdivision and Mr. Garrepy asked if the Conservation Commission and the subdivision could work together for forest management. The Board discussed where to put a fire lane to the 15 acre parcel. A possibility would be between two lots.

Member DiMaggio stated that most of the common area is swamp, the lots are pork chop lots which are anathema to planning, the five additional houses are in an area that could be scenic vista and the road still needs work.

The Board discussed the soils. The applicant responded that the soil is mostly gravel.

Mr. Garrepy suggested that the Board take a site walk. The road would be a continuation of Knightland to Main Street.

Mr. Dziechowski stated that there are two lots that are badly situated near wetland.

The Board discussed the current use tax and it was established that except for the sheep pasture and the five acres in front of the parcel, the land is under current use. The Conservation Commission gets the change use tax money.

Member DiMaggio asked if some of the lots at the front of the subdivision could be repositioned to leave a tree line.

The Board discussed the shape of the lots again. Member Stewart suggested a mixed use subdivision which would solve the problem of the odd shaped lots. The builder would get the desired density and would have less impact.

Chair Killam asked if the applicant could submit a design showing all the drainage tied to the road.

Member Stewart pointed out that a 120 unit subdivision is also being built on Knightland Road and suggested something to calm traffic. Mr. Garrepy suggested a speed table. Member Stewart stated that anything that creates a bump in the road is an issue for driving an ambulance and a roundabout would be a better solution.

Mr. Garrepy informed the Board that the applicant plans to sell the subdivision and will not be building the lots.

Chair Killam mentioned that a bond will have to be posted prior to recording the plans. She informed Mr. Garrepy that the builder can post 10% of the bond until the road is built, but the plan will not be recorded.

Mr. Garrepy asked the Board about ways to avoid posting the entire bond at once. The Board discussed a timetable for posting the bond.

Mr. Garrepy asked about formally submitting plans to the Board at the public meeting in July. Chair Killam informed him that the plans had to be submitted to the Planning Office by noon on July 5, 2016 in order for him to present the plans at the public meeting on July 20, 2016.

The Board returned to discussing when to take a site walk. Member Dziechowski would like to schedule a site walk with the Conservation Commission. Mr. Garrepy asked Member Dziechowski to let him know when and he would meet him.

The Board discussed the center line for the road. Chair Killam stated that she would prefer scheduling a site walk after the formal plans are submitted in July and other members of the Board are welcome to take site walks individually.

- Capital Improvement Plan - deferred

Minutes: May 18, 2016 - deferred

Correspondence: none

New/Old Business: none

Other: none

Chair Killam requested a motion to adjourn.

Vice Chair Turell made a motion to adjourn the June 1, 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: 7/0/0 with Member Brown recused.

Chair Killam adjourned the June 1, 2016 meeting of the Atkinson Planning Board at 9:10 pm. The next Planning Board meeting is a public hearing on Wednesday, June 15, 2016.