

ATKINSON PLANNING BOARD
Atkinson, New Hampshire

Workshop Meeting
Wednesday, May 4, 2005

Present: Susan Killam, Chairman; Paul DiMaggio, Vice-Chairman; Chuck Earley; Mike Fletcher
Alternates: Tim Dziechowski

Ms. Killam called the meeting to order at 7:40 PM.

Correspondence

Incoming

1. Town of Derry Legal Notice for meeting of 5/4/05.
2. City of Haverhill Legal Notice for meeting of 5/11/05.
3. Austin Realty Trust letter dated 4/28/05 re: Deer Run Road Subdivision.
4. PB Budget printout dated 4/30/05.
5. Keach-Nordstrom Associates statement dated 4/25/05 re:13 Industrial Way, Map 16, Lot 4 and Austin Realty Trust, Deer Run Road, Map 16, Lot 1.

Outgoing

1. Dean & Susan Killam dated 4/25/05 re: Lot Line Adjustment Plan approval.
2. Austin Realty Trust dated 4/25/05 re: Deer Run Road Subdivision Plan approval.

APPROVAL OF MINUTES - April 20, 2005

The minutes of April 20, 2005 were reviewed and the following corrections were made:

Page 3, first paragraph, 2nd and 3rd sentences, correct map and lot information - Map 16, Lot 1 and Map 11, Lot 20-1.

Mr. Earley made a motion to approve the minutes of April 20, 2005 as amended. Mr. Fletcher seconded the motion. Motion approved unanimously.

The Workshop Meeting was opened at 8:03 PM.

PB-REORGANIZATION

After some discussion it was the decision of the Planning Board to keep the Chairman and Vice-Chairman the same.

Mr. Earley made a motion to keep Susan Killam as Chairman and Paul DiMaggio and Vice-Chairman conditioned on Mr. DiMaggio being sworn in. Mr. Fletcher seconded the motion. Motion approved unanimously.

Workshop items:

Master Plan update

Tim Dziechowski brought the Board up to date. The committee is looking at a time frame for the amended Master Plan to get on the ballot. They are looking at revising the 'transportation', 'housing', and 'community profile' statutes. The 'introduction section' has been completed. The web page survey will be tried with paper surveys also being used. The survey portion is estimated to begin in late summer. The committee is looking forward to reviewing the creative comments in the survey.

The Master Plan web site is atkinsonnh.net.

We do have the official Master Plan and the committee will work off of this copy. They will be cross referencing information to make sure the information in the original Master Plan is the same on the web site.

Planning Board summer meeting schedule

After discussion the Planning Board will meet on the following dates for the summer months - June 15th, July 20th, August 17th and September 21st. The Workshop Meetings will be cancelled for the June, July, August and September. Workshop meetings can be rescheduled as needed.

Mr. Earley made a motion to cancel the Workshop Sessions and revert to the summer schedule for June, July, August and September. Mr. Fletcher seconded the motion. Motion approved unanimously.

Review Updates to Regulation and Use Book

Ms. Killam reviewed the back chapters that don't change a lot such as 'road specs - Section A', 'water supply' and 'building code'. She asked the Board to make corrections so that they can go to ballot if necessary. Ms. Killam will type up any corrections she sees and they will be reviewed. It will have to be posted as a public hearing. Anyone's input is welcome. Most of the corrections are housekeeping issues. She asked the Board to review the book and note any mistakes that they find.

Ms. Killam referred to Z40, Section 600:8b - Rural Cluster Ordinance - a resident had a 'setback' question and this section was reviewed and discussed briefly.

New/Old Business

Ms. Killam reported that she called a consultant and described to him what she felt would be needed to understand better the impact of the Proposed Zoning Ordinance in the RRCD District. His normal fee for a typical fiscal report is \$2500 to \$3500 and it sounded like some of our questions may make it a little more time consuming. The consultant requested that the Board put together questions that they would like to have answered and he will get back to the Board with a firm

quote. The consultant is a professional Town Planner who has worked for the City of Nashua and has since gone on his own. It was hoped that the applicant proposing this ordinance would be responsible for payment. The Board brainstormed and came up with some questions for consideration. Mr. DiMaggio suggested that, if the Planning Board were paying for the consultant, they would have to get several bids.

Ms. Killam would like some questions answered on the proposed zoning that would have changed the units per structure and the overall height and distance from the roadway in the sports complex residential overlay district. She was not comfortable with the speed at which the structures could be built. It is already zoned as over 55 and she was concerned that if you go to one, two, three or four units per dwelling to 40 per structure it would change the rate at which this type of housing could be put together. This would change the population ratio in the community quickly. Ms. Killam would like to know what the impact would be in terms of fire and rescue or any other services the town is expected to provide. This consultant could answer these questions. Another question Ms Killam asked the consultant was what would it cost to have a full time fire department. The consultant responded that the Town of Milford is up to 14,000 residents and they still have a volunteer fire department. Ms. Killam noted that the Town of Atkinson does not have the same population as Milford. These questions will be analyzed. Mr. Dziechowski felt that the Rockingham Planning Commission should answer some of the questions. Mr. Dziechowski added that a representative from the Rockingham Planning Commission would be attending the next Master Plan Meeting to explain just what they do for the town.

Mr. Dziechowski also had questions about 'open space' and asked is the consultant could comment on this issue. Ms. Killam agreed this needs to be discussed. Mr. Dziechowski was surprised how many respondents of the Master Plan Survey were interested and supported 'open space'. They wanted hiking trails and cross country skiing. Ms. Killam noted that privately owned land must be covenanted in some way so that the landowner is protected. Ms. Killam felt this would be a good question for the Rockingham Planning Commission.

Discussion followed on what a 55 and older population in a large building would cost the town versus a 4 unit building with younger people and families and if a 55 and older subdivision would be more beneficial to the town than a regular subdivision. Ms. Killam noted that this land is already approved for 55 and older and we are not aiming to change that. Mr. Earley noted that the children are the difference and its how to get the public to understand the difference. A professional analysis may help in determining this. Mr. DiMaggio felt that several different scenarios should be looked at such as what it would cost the town with this type of subdivision versus other subdivisions as well as the timing issue. Another question is if any of these units will qualify for our fair share.

The Board discussed affordable and low moderate housing. The Board would like to make sure that the town is not out of compliance in this area. Rockingham Planning Commission would answer this. Mr. Earley asked what it would mean if the 'Kindergarten' issue passes. Ms. Killam was not sure if this analysis would answer this question. Ms. Killam felt that, by the end of the summer, the Board could get an answer to some of these questions.

Boat Ramp

In response to a question by a Board member, Mr. DiMaggio stated that he would check on the progress of the 'boat ramp' in Settler's Ridge this summer.

Mr. Earley made a motion to adjourn. Mr. Fletcher seconded the motion. Motion approved unanimously.

The meeting was adjourned at 9:05 PM.
Next Planning Board - Public Hearing - May 18, 2005.
Master Plan Meetings: May 11 & 25, 2005.

APPROVED _____ Respectfully submitted,

Carol Kater