

ATKINSON PLANNING BOARD
Atkinson, New Hampshire

Workshop Meeting
Wednesday, October 1, 2003

Present: Susan Killam Chairman; Paul DiMaggio, Vice-Chairman; Mike Fletcher; Chuck Earley; Harold Morse; Nicole Cheney
Alternates: Donna Sullivan

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

Correspondence - Continued to the next meeting.

Ms. Killam reported that she received confirmation from Walnut Ridge that water will be supplied to her subdivision. She will have the Fire Chief check to see if what they will be supplying is adequate. DES has received all her paper work and all permits are in process.

Mr. Earley made a motion to move the Approval of Minutes to the end of the meeting. Mr. DiMaggio seconded the motion. Approved unanimously.

Discussion

Michael Garripy, Tuck Realty L.L.C. - Conceptual Plan Discussion of property located off Main Street, Map 13, Lot 29, RR2 Zone.

This is a conceptual discussion and nothing discussed at this meeting has direct bearing if and when it comes before the Board for review.

Michael Garripy was not present. Mike Black, Tuck Realty and Attorney John Radigan attended. Todd Connors, Sublime Civil Consultants, Inc. presented.

Mr. Connors presented an arial photo of the area taken around 1988. The parcel is 68 acres and the applicants are in the process of obtaining topographic information. The wetland scientist has flagged wetlands. Jim Lavell has been doing some boundary surveys. A small part of this parcel is in the TC Zone with the rest in RR2. What is being proposed is a rural cluster using the rural cluster ordinance and regulations. There are some high areas on the parcel and a couple of drainage ways. The drainage ways and wetlands are shown. Ms. Killam recommended that a site walk be scheduled when the leaves are off the trees. Mr. Connors agreed and a site walk will be scheduled.

Mr. Connors gave an approximate description as to where the access road would be. There is the possibility of two cul de sacs in order to use the main body of the parcel. This layout may be adjusted once better field information is received.

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The intent is to leave some open space in the rear of the parcel and a wide buffer around the perimeter. The applicant is aware that 50% is required for open space and reviewed the density bonus section. Proposed are single family houses. The setback buffer around the perimeter is 50' and for every additional 10' there is a bonus equation that comes into play. This concept is shown starting out with a 150' buffer in the hope that, when they get to the actual design, they can make use of this bonus. The applicant has had some discussion with the Town Engineer.

Proposed is the possibility of 30 to 36 units. Lots will be sized to handle individual wells and septic on each lot. Mr. Connors questioned if sprinklers would be preferred by the Fire Department. Ms. Killam informed him that there are other options and suggested the community water system, which is near by and would allow for hydrants. Mr. Connors was referred to Walnut Ridge.

Mr. Connors referred to Note 4 in the Table of Uses. Rural Cluster is permitted in both the RR2 and the TC Zone - 'Site Plan development approval from Planning Board required first'. Mr. Connors asked for an explanation. A Site Plan is not usually prepared when there are fee simple lots. Mr. Connors stated that he plans to show individual lots with setbacks and will have a plan for well and septic on each lot. A site plan requires more detailing on each lot. Mr. Morse felt that a Site Plan would be needed. Ms. Killam thought it could be coincidentally with the presentation of the subdivision.

Listed in the presentation would be a cover sheet, an existing condition sheet and a typical subdivision plan. Also included would be a series of roadway plans, profiles and cross sections and an open space density plan to satisfy the site plan requirements. Mr. DiMaggio referred to a sample of our subdivision site development plan worksheet checklist, which should be addressed. Mr. Connors reviewed the checklist and referred to Number 13-A5 - Proposed Buildings - *for site development plans only. He asked the Board if they would like to see a detailed site plan. Mr. Connors would like to avoid showing 30 lots and showing exactly where the houses would be placed.

Ms. Killam stated that she was comfortable with it being treated as a normal subdivision plan except for the situation with the topography and the need for more work in that area. The Board would reserve the right to ask for some specifics on lots that are difficult grades with respect to driveways, retaining walls and life safety issues. Mr. Connors agreed to figure out which lots would be of the most concern and prepare individual lot development plans. If the Board or an abutter has a particular concern during the process a drawing could be presented to the Board and the Town Engineer for review.

The Board advised Mr. Connors to research past subdivision plans and to visit some cluster subdivisions in town.

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Relative to Lot Sizing calculations and HISS soil surveys, under Dimensional Requirements, Section 600:6 was read and there was discussion on how to calculate density. Mr. Connors was not sure if he should calculate density by two acres or soils. He asked if a HISS soil survey would be necessary and this issue was discussed further. The Board recommended that he contact the Town Engineer and Jim Lavelle for assistance.

Ms. Killam asked what process brought them to suggesting 150' buffer instead of using the newest ordinance, which allows 50'. Mr. Connors answered that it was to get the bonus in A. Ms. Killam reminded Mr. Connors not to put a house to the buffer line so the owner must request a variance for a pool, etc. She also reminded them that open space shall be conveyed to a Homeowner's Association. This is viewed as an amenity. Mr. Connors was aware of this. Ms. Killam also noted that the open space would have a Conservation Easement.

Mr. Connors stated that they are hoping to be back with a plan by the December meeting at the earliest.

A site walk was scheduled for October 26th at 9:00 A.M.

The discussion was closed at 8:50 P.M.

APPROVAL OF MINUTES - July 16, August 20 and September 17, 2003.

The minutes of July 16, 2003 were reviewed and the following corrections made:

Pg. 5, first full paragraph, first sentence to read: Mr. Killam reported that this plan was going to be brought before the Board some time ago and that she had concerns that the Health Officer had some conflict of interest.

Mr. Earley made a motion to approve the minutes of July 16, 2003 as amended. Mr. Fletcher seconded the motion. Motion approved. Mr. Morse abstained.

The minutes of August 20, 2003 were reviewed and the following corrections made:

Pg. 3, fourth paragraph, second sentence, change 'Quick Claim' to 'Quit Claim'.

Mr. Fletcher made a motion to approve the minutes of August 20, 2003 as amended. Mr. Earley seconded the motion. Motion approved. Ms. Sullivan abstained.

The minutes of September 17, 2003 were reviewed and the following corrections made:

Discussion - Pg. 1, change 'Denise Bouchea' to 'Yves Boucher' in all areas.

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Mr. Earley made a motion to approve the minutes of September 17, 2003 as amended. Mr. Morse seconded the motion. Motion approved. Ms. Cheney abstained.

Old Business - Settler's Ridge

Ms. Killam reported that she has seen a deed transferring a parcel identified as Parcel A of a drawing from Dean Howard to Settler's Ridge, Inc. The original consolidation and subdivision included land from the Stewart's that was labeled Parcel A, which became part of Settler's Ridge. After the Jane Jones property was acquired it was also attached to Settler's Ridge. That map was also labeled Parcel A. This is the map that Steven Lewis was attempting to convey, however, the attorney that did the deed, who has since died, pulled the wrong plan and deeded the plan in Parcel A of 12-1 in error. The confirmatory deed to correct that, as of last week, has not been done but Mr. Lewis is aware that it must be done. Ms. Killam had reminded Mr. Lewis that he had not satisfied the requirement of creating a Homeowner's Association for the cluster. He has since given Ms. Killam a draft copy of the Homeowner's Association documentation and she is reviewing it. It was Ms. Killam's impression that Mr. Lewis is attempting to get everything in order before coming in with another proposal involving Settler's Ridge.

Old Business

Mr. Earley reported on the regulation that requires sprinkling in homes that are more than 35' in height. This proposed regulation went to town vote last year and was voted down. During the time it was posted a number of houses were sprinkled. When the regulation didn't pass the fire department went back to the 30/70 split.

Brian Boyle has constructed a house on Moccassin Path in the RR2 Zone, which is 2 stories or 35'. Mr. Earley noted that the house is 42' at the high point. The Boca definition is 33'. The building department uses Boca Regulations and the Fire Department uses Life Safety. There is also a problem with the windows in the house. Boca definition and Life Safety states 5.7 sq. ft. minimum for an egress window. The windows in this house are 5.4 sq. ft. Mr. Earley reported this to Code Enforcement who took the window out. This gives them another couple of inches. Life Safety regulations states 'no extra effort'. Mr. Earley stated that children or an elderly person could never remove the window, especially in an emergency situation.

The Fire Department is on the agenda for the next Zoning Board Meeting to settle this. It was hoped that the Planning Board would bring this proposed regulation to ballot again this year with recommendation.

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

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The meeting was closed at 9:45 P.M.

Next scheduled Planning Board meeting October 15, 2003.

APPROVED _____ Respectfully submitted,

Carol Kater