ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, January 8, 2020

<u>**Members Present**</u>:   <u>**Other's Present**</u>
Sue Killam, Chair
Mike Turell, Vice Chair
Barbara Brown
Paul DiMaggio
John Ottow
Ted Stewart
John Feuer

<u>**Call to Order:**</u>

Chair Killam called the meeting to order at 7:30 PM.

<u>**Discussion:**</u> none

<u>**Correspondence**</u>:

Town of Atkinson Conservation Commission Letter of the approval

<u>**Minutes**</u>:

Vice Chair Turell motioned to approve the December 18, 2019 meeting minutes as amended. Member Brown seconded the motion. All members present voted in favor. Vote 4/0/0.

Chair Killam opened the public meeting at 7:30pm.

The Board reviewed the Article VI: Rural Cluster Residential Development, Sections 600:11, 600:14 and 600:15

Review of the proposed Section 600:11

a). Perimeter Buffer Requirements: The perimeter buffer serves to provide separation from and transition between abutting land uses (e.g. residential, non-residential, conservation lands) and existing town roads. Trees and other vegetation shall be retained. Trees, vegetation or invasive species deems a hazard by the Atkinson Tree Warden may be removed on an individual basis or identified as part of a buffer management plant.

b). The perimeter buffer shall comprise of the following and any combination of the following:

i. Natural forest or densely planted with trees and understory along the road frontage. A buffer management plan shall be provided as part of the application; or

ii. Managed forest or a combination of managed forest and other natural landscape features. A buffer management plan shall be provided as part of the application; or
iii. Restored buffer through replanting of trees and understory vegetation. A buffer management plan shall be provided as part of the application; or
iv. Natural forest or other vegetation, meadow or other landscape features such as wetlands that do not require active management to maintain.

c). Rural Cluster Residential Developments shall be subject to the following perimeter buffer requirements:
i. Multi-family cluster developments   100 feet width
ii. Fee simple ownership subdivision   50 feet width
iii. Condominium ownership   100 feet width

d). The perimeter buffer shall extend around the perimeter of the entire parcel being developed and along existing town roads. No grading land disturbance or construction (e.g. structure or common facility such as playground, gazebo, pavilion, clubhouse), excepting for primary access roads, utility access crossings and trails for non-motorized recreation, shall be permitted in the perimeter buffer.

e). No portion of the perimeter buffer shall be included as part of any lot defined for construction of a dwelling.

f). Building envelopes defined for construction of a dwelling shall have a 20' setback from the perimeter buffer.

Member DiMaggio made a motion that All building envelopes defined for construction of a dwelling shall have a 20' setback from the perimeter buffer. Seconded by Vice Chair Turell. All members present voted in favor. Vote was unanimous. Vote 6/0/0

Proposed Section 600:14

At least fifty percent (50%) of the total land area, exclusive of roads, public or private, parking and essential services, including stormwater management practices, shall be set aside as a common land covenanted to be maintained as "permanent open space". For the purposes of this article, permanent open space is defined as land used for active agriculture or forestry, guided by a forest management plan, natural landscapes that are actively maintained, and lands permanently protected from development (e.g. structures, construction activity, stormwater management) and uses permitted under Section 600:15

Vice Chair Turell made a motion to amend the document as written and the reposting will be made by Monday, January 27th. Motion was seconded by Member Brown. All members present voted in favor. Vote 6/0/0.

Vice Chair Turell made a motion to adjourn the public hearing. Member Brown seconded that motion. All members present voted in favor. Vote 6/0/0

Repost Monday, January 27ᵗʰ at 7:30pm

Workshop ended at 8:30pm