

**ATKINSON PLANNING BOARD MEETING  
MINUTES  
WEDNESDAY, March 4, 2020**

**Members Present:**

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

**Other's Present**

Paul Wainwright, Chair,  
Conservation Commission

**Call to Order:**

Chair Killam called the meeting to order at 7:45 PM. Chair Sue Killam, Vice Chair Mike Turell, Members Paul DiMaggio, and Barbara Brown were present.

Chair Killam requested to continue the discussion on nursing homes. Vice Chair Turell stated that an overlay district would be a good solution.

**Correspondence:** not discussed

**Discussion: Definitions, Permitted Uses, and other required zoning updates regarding Assisted Living Facilities, Congregate Care Facilities and Nursing/Skilled Nursing Care Facilities**

Chair Killam informed the members present that she went through the cluster ordinance. Section VI gives an overview. New uses could be inserted into Section 600:1. Sections 610, 620, 630 and 640 can be skipped.

Vice Chair Turell suggested a new zoning section. One issue is how many buildings there would be. If there is one building, it is not a cluster.

Mr. Wainwright suggested limiting them to the golf course. The Board discussed whether they could be considered spot zoning.

Member Stewart suggested they be allowed in the Commercial/Industrial zone because it is a business entity. There is a 100-acre parcel behind the Sunoco station.

Member DiMaggio suggested the Commercial/Professional zone. If transportation is provided, then Atkinson is very close to Plaistow.

Member DiMaggio read from New Jersey statutes.

Chair Killam suggested the following amendments to Section VI.

600:1 is an overview that gives permitted uses. Other permitted uses can be added to 600:1. That is step one.

600:2 is purposes and that does not need to be changed.

600:3 can be expanded to include more on water and sewer.

600:5 talks about distance from the town road. Distance from the Town road can be inserted for these types of units.

600:6 – Number B – cluster housing. The Board discussed soil-based lot sizing.

The Town expectation is that open space would have public access and there would be environmental considerations.

Chair Killam stated that there are several ways that soil-based lot sizing can be used.

Regarding scenic vista developments, the northern end of Main Street is still considered a scenic vista. Most of the other scenic vista properties have been developed. Member DiMaggio stated that some scenic vista areas were added after the ordinance was written.

600:7 talks about density and needs to be expanded.

600:8 is dimensional requirements and would need to be added to.

600:9 is uses permitted. Sections D and E would have to be expanded to include different sizes of occupancy, for example 5-10 bed buildings, 10-25 bed buildings, etc.

She stated that something with a single-family exterior that was a nursing home could be included.

Vice Chair Turell mentioned age restrictions.

610:11 is buffers and would need to be addressed.

610:12 is parking and would need to be addressed.

610:18, 610:19, 610:20 and 610:21 do not need to be changed.

A use would need to be added to the sports complex section.

Chair Killam informed the Board members present that she researched the DES septic design regulations. They state that nursing homes are loaded at 125 gallons per day per bedroom. Senior housing is 125 gallons per day per bedroom, hospitals are 200 gallons per day per bedroom, DES also has other types of living units, which are 235

gallons per day per bedroom. A single-family residence is 300 gallons per day plus 150 gallons per day for each bedroom beyond 2 bedrooms.

The Board was presented with 3 uses, assisted living, congregate care, nursing and skilled nursing care. Member DiMaggio stated that there was one more, elderly housing.

Member DiMaggio stated that his original thought was that public water and septic would be needed but the load requirements are the same as a house.

Vice Chair Turell stated that the plans could or could not have a restaurant or other amenities.

Member DiMaggio stated that it would depend on the number of bedrooms. Flow requirements would be 2000 gallons per acre. Only 16 bedrooms could be allowed on an acre. Member Stewart stated that most of the land with good soils has been developed.

Member Killam stated that an original plan presented had a septic load with bedrooms but the developer stated no, they are just part of the business.

Member Stewart stated that if the commercial/industrial and commercial/professional zones were added as areas where these types of uses could go, then an overlay would not be needed.

Vice Chair Turell stated that there was one of these types of units in the original plan for Settlers Ridge.

Clusters are allowed everywhere except the commercial/industrial zone and the commercial/professional zone presently but they can be added to those zones.

Member Brown looked at how Kingston, Fremont and Exeter handled these types of facilities.

Chair Killam stated that she would prefer not to use what other Towns have done.

Mr. Wainwright stated that he looked at Exeter zoning and it was very disjointed.

Chair Killam stated that as far as housing is concerned, a four-bedroom house with four elderly residents does not concern her in a residential zone. However, there should be other rules for anything larger than that.

The Board agreed that zoning should be written that would allow this type of housing in areas other than the golf course.

Chair Killam requested to review minutes.

**Minutes:** January 8, 2020, January 27, 2020, February 5, 2020 and February 19, 2020

**January 8, 2020**

**Vice Chair Turell made a motion to approve the minutes of the January 8, 2020 meeting of the Atkinson Planning Board as presented. Member Brown seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 5/0/0.**

**January 27, 2020**

**Vice Chair Turell made a motion to approve the minutes of the January 8, 2020 meeting of the Atkinson Planning Board as presented. Member Stewart seconded the motion. Four members of the Atkinson Planning Board present voted in favor with Member DiMaggio abstaining. Vote: 4/0/1.**

**February 5, 2020**

**Member Brown made a motion to approve the minutes of the February 5, 2020 meeting of the Atkinson Planning Board as presented. Vice Chair Turell seconded the motion. All members present at the February 5, 2020 meeting and the March 4, 2020 meeting voted in favor. Vote:3/0/0.**

**February 19, 2020**

**Vice Chair Turell made a motion to approve the minutes of the February 19, 2020 meeting of the Atkinson Planning Board as amended and corrected. Member DiMaggio seconded the motion. All members present voted in favor. Vote: 5/0/0.**

**New/Old Business:** not discussed

The next meeting of the Atkinson Planning Board will be a workshop on Wednesday, March 19, 2020.

**Member Stewart made a motion to adjourn the March 4, 2020 meeting of the Atkinson Planning Board at 9:10 PM. Member Brown seconded the motion. All members present voted in favor. Vote: 5/0/0.**

**Chair Killam adjourned the March 4, 2020 meeting of the Atkinson Planning Board at 9:00 pm.**