

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

Members Present:

Sue Killam, Chair
Mike Turell, Vice Chair
Barbara Brown
Paul DiMaggio
John Feuer
John Ottow

Other's Present

Call to Order:

Chair Killam called the meeting to order at 7:31 PM. She informed the audience that it was a work shop meeting and the Board would be working on some zoning.

Chair Killam read a statement regarding video hearings pursuant to State Executive Order 2020-04. In summary, the Board is authorized to meet electronically. There is public access by telephone or by Zoom. Instructions for accessing the meeting are on the Town website and on the Town Facebook account. The station manager can be contacted if there are problems accessing the meeting. The phone number for the station manager is 362-4545 and the email is stationmgr@atkinson-nh.gov. If the public is unable to access the meeting, it will be rescheduled. All votes will be taken by roll call vote.

Chair Killam requested a roll call for attendance. Chair Sue Killam, with Mr. Killam; Member DiMaggio, alone; Vice Chair Mike Turell, alone; Member Feuer, alone; Member Ottow, alone; and Member Barbara Brown, alone; were present.

Chair Killam requested to review minutes.

Minutes: October 21, 2020

Vice Chair Turell made a motion to approve the minutes of the October 21, 2020 meeting of the Atkinson Planning Board as written.

Discussion: Member DiMaggio made some corrections.

Vice Chair Turell made a motion to approve the minutes of the October 21, 2020 meeting of the Atkinson Planning Board as written. The amended motion was seconded by Member DiMaggio. Roll Call: Vice Chair Turell, yes; Member Brown, yes; Member DiMaggio, yes; Member Feuer, yes; Chair Killam and Member Ottow abstaining. Vote: 4/0/0. The motion passes.

Correspondence: not discussed

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

The Board discussed Section 4200:1, which was the last change made in the draft. The Board also discussed NHDES septic design rules and whether there should be 4 bedrooms per acre, dependent on the soils. Chair Killam informed the Board that in this type of housing, number of bedrooms may not apply, it is septic loading. It depends on the plan and the use. NHDES makes the decisions regarding septic design. The issue was discussed at a prior meeting.

Chair Killam stated that she sent the draft zoning changes to Julie LaBranche, Rockingham Planning who informed her that she would respond with her thoughts at the public meeting in November. The Board discussed when to post the proposed regulation for hearing and tentatively decided to have the hearing at the workshop on December 2, 2020.

The Board discussed green space, specifically tree strips on interior roadways and in parking lots and if green space is necessary. Chair Killam explained that she inserted that amendment based on comments at the last meeting. Also, green space is required in all commercial sites by Atkinson regulations. There was concern that the strips may hinder emergency vehicles and may not be a necessary prerequisite. Chair Killam explained that the amendment is meant for facilities with large parking lots that don't have anything green in them. The landscaping requirements are designed to make the areas more human.

Next the Board discussed definitions of independent living and long term care facilities. Under long term care facilities, the definition reads a continuum of care from independent living to assisted. Chair Killam informed the Board that she made the changes to state a continuum of housing for seniors ranging from independent living to assisted living to skilled nursing and may include respite care and rehabilitation and hospice services. She explained that she did not include rehabilitation as a separate area because it was accommodated in the definition and so as not to accommodate stand alone rehabilitation facilities.

The Board discussed the definition for independent living and congregate care. Chair Killam explained that the Atkinson definition for congregate care and independent living are essentially the same. The definition for congregate care is housing for seniors with separate apartments and shared services and common areas. Chair Killam explained that the Chapter being discussed is only for long term care type facilities.

The Board discussed condominium style living areas that would share some of the services of the community. The wording of draft Zoning Regulation 4200:2b discusses multifamily dwellings up to eight units per structure. The Board discussed whether independent living should include a unit in a single family or multifamily dwelling where the next step would be going into a big building where more needs would be taken care of. Chair Killam pointed out that 4200:1 has the definition being asked about. Chair

Killam stated that the regulation allows a development to have all or some of these facilities.

Member DiMaggio asked about 4200:3 and suggested adding the word areas. Vice Chair Turell stated that would make the regulation more restrictive.

Vice Chair Turell made a motion to move the proposed regulation to a public hearing on December 2, 2020. Member Brown seconded the motion.

Discussion: Chair Killam stated that the Board could continue the discussion to the November 18, 2020 meeting if necessary.

Roll call vote: Chair Killam, yes; Vice Chair Turell, yes; Member DiMaggio, yes; Member Ottow, yes; Member Brown, yes; and Member Feuer, yes. Vote: 6/0/0. Unanimous. The motion passes.

New/Old Business:

Chair Killam asked to discuss the invitation to the Selectmen's meeting Monday, November 2, 2020, regarding a presentation from a consultant regarding recommendations from the Building Needs Committee. The meeting is recorded on Facebook. She recommended Board members watch it.

Alternate Wainwright is discussing placing a warrant article on the ballot regarding RSA's for Conservation Commission money.

Member DiMaggio made a motion to adjourn. Vice Chair Turell seconded the motion. All Members of the Atkinson Planning Board present voted in favor. Vote: 6/0/0.

The November 4, 2020 meeting of the Atkinson Planning Board was adjourned at 8:00 PM.

Chair Killam adjourned the November 4, 2020 meeting of the Atkinson Planning Board at 8:00 PM.