

**ATKINSON PLANNING BOARD**

**Atkinson, New Hampshire**

**Public Hearing/ Workshop Meeting**

**Wednesday July 15, 2009**

Present: Sue Killam, Chairman; Paul DiMaggio, Vice Chairman; Regular Members Ted Stewart; Joe Guisnard;

Alternate: John Wolters;

Selectman Ex-Officio: William Bennett

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

**Correspondence**

**Incoming**

State of NH, Dept. of transportation dated 6/1/09 re: Pignatiello, Main Street, Map 5, Lot 9.

Stantec Consulting dated 6/22/09 re: Atkinson Resort & cc, 9 Hole Site Plan Review.

NH, Dept. of Environmental Services dated 5/6/09 re: Atkinson condominium & Par 3 Practice Facility, Map 1, Lot 12 Alteration of Terrain Permit approval WPS-8392.

Stantec Consulting dated 6/19/09 re: Tuck Woods Subdivision Bond Reduction.

City of Haverhill, Public Hearing Notice for meeting of 6/8/09 & 7/28/09.

Rockingham Planning Commission dated 6/26/09 re: Town representative.

PB Budget printout dated 6/30/09.

Lewis Builders, Joshua Manning dated 7/6/09 re: Escrow Payments.

Rockingham Planning Commission dated 7/10/09 re: Site Plan Review – Kevin Barden (6 Main Street, M5, L47.

Rockingham Planning Commission dated 7/10/09 re: Site Plan Review – Gilles Gagnon (12 Industrial Way, M16, L50.

E-mail from Paul Carideo dated 7/10/09 re: Barden Site Plan review, M5, L47.

Selectmen memo dated 7/13/09 re: Employee and volunteer service recognition.

Stantec Consulting dated 7/15/09 re: 24 Industrial Way Site Plan Review, Gagnon, Map 16, Lot 50.

**Outgoing**

Office of Energy and Planning, dated 6/12/09 –re: Land Use Regulation Update.

Planning Board Legal Notice for meeting of 7/15/09.

Planning Board memo to Bookkeeper dated 7/2/09 re: Completion of Inclusionary Zoning Implementation Grant.

Selectmen dated 7/15/09 re: Bond Estimate, Dunkin Donuts site, Route #111.

**Public Hearings:**

**Gilles Gagnon submission of an Application for Consideration and Approval of a proposed Commercial Site Plan of a 3,500 sq.ft. Addition to existing building at 12 Industrial Way, Map 16, Lot 50 CI Zone.**

Mr. Wolters stepped off the Board. Ms. Killam read the abutter's list. Present were Keith Wolters, Lavelle Associates.

Tim Lavelle handed out site plans to the Board. He explained that the site has an existing building, and that the applicant wants to add a 50 foot addition across the entire width, at the rear. Also, to increase parking and adjust the traffic flow around the building. He stated that the septic system is already sized for a multi-use building. He stated that the applicant had already been granted a Variance to allow the structure to be within 70 feet from a wetland.

Tim Lavelle addressed the points in the review letter from RPC Circuit Rider Julie LaBranche. Julie suggested that the ZBA ruling be noted and suggested that the Town Engineer review the outfall on the western property line.

Aaron LaChance of Stantec handed out his review letter and went through it point by point. He felt that the way the plan is drawn it is difficult to understand what is existing and what is proposed and asked they be revised to clarify. He also wanted additional notes, and numerous bookkeeping items before the plan is final. He felt the Board should review screening regulations where property abuts residential. He suggested the Fire Chief should review the turning radii around the building. There was a discussion on the detention pond size and he asked for design detail. Post development run-off needs to be equal to or less than previous. The run-off goes into a swale and runs south along property line; volume will be increased, but due to increased detention the outflow will be slower.

Discussion continued regarding the septic size which is designed for 630 gallons per day. Mr. DiMaggio asked if it could accommodate 2 more units, and suggested that unit lines be removed so that the addition increases square footage but not unit number.

Abutter Wolters spoke, commenting that the current tenant has been fine, but asked the Board to go back and see why a larger building was denied years ago. He then commented that the run-off has been a problem for his land, as it pours through the stonewall and creates a 250 foot pond on his lot whenever there is a large rainfall. He also noted that original plantings did not all survive, so the screening is deficient. Tim Lavelle suggested a site walk with the engineer Steve Cummings who did the drainage calculations, along with Stantec, and abutter Wolters. It was left for them to arrange, and notify the Board of date and time.

Mr. Wolters also suggested leaving off the light at rear of building; it was decided that would be referred to Chiefs to advise.

8:50 PM Ted Stewart left on fire call.

Mr. DiMaggio moved to take plan under jurisdiction, seconded by Joe Guisnard; the motion carried unanimously. Mr. DiMaggio moved to continue the hearing to August 19, 2009, seconded by Mr. Bennett; motion carried unanimously, and Ms. Killam noted there would be no further abutter notification. Mr. Wolters returned to the Board.

9:00 PM

**TFMoran Inc. for Kevin Barden submission of an Application for Consideration and Approval of a proposed Change of Use Non-Residential Site Plan from an existing duplex to a 60 seat 'Tea Room/Coffee Shop' with associated utilities and parking . Property located at 6 Main Street, Map 5, Lot 47, C Zone, owned by Bank of New York.**

Ms. Killam read the abutters list. Present were Mr. and Mrs. Nighelli, Mr. White TF Moran Paul Carideo, and the applicant.

Mr. Carideo explained that they have been reviewing costs associated with developing their original plan, and have decided to make some changes to reduce development costs; this will include changing the parking layout, and relocating the septic, and providing offstreet loading in the front which will require a waiver; they also will request waivers for buffering and landscaping. They still want to propose a 60 seat facility. They will revise the drainage plan. Parking will drop from 44 to 37.

There was discussion about the front loading area, and what size trucks would use it; it was agreed it should be limited

to not allow tractor trailers.

Ms. LaBranche asked about Planning Board process with regards to change of use when the building does not conform. It was agreed we would look into this. Mr. DiMaggio wondered if the ZBA had addressed the question of change in use.

Mr. and Mrs. Nighelli expressed concerns about kitchen fumes being so close to their back yard. They also want to see existing large trees stay in place. They also asked how applicant would keep youngsters from congregating in the parking area at night. They asked where dumpsters would be located, and expressed concern about lighting in back of building.

9:50 P Ted Stewart returned to the Board.

Mr. Caridea attempted to address concerns of abutters.

It was agreed that the plan is not complete enough to be taken under jurisdiction. Mr. DiMaggio moved to continue the hearing to August 19, 2009, seconded by Joe Guischarde; the motion carried unanimously. Ted Stewart abstained.

10:00 Joe Guischarde left the meeting.

**Discussion:**

Ms. Killam introduced the topic of site development inspections for the Dunkin Donuts site on Route 111. They have completed the conditions for their site plan, and are getting ready to begin site work. Stantec had prepared an estimate for inspection fees to be escrowed. Ms. Killam felt it was high due to the amount of inspections included for pavement and curbing. Mr. LaChance commented that he welcomed the input from the Board, since this was the first commercial site plan they had generated an estimate for. It was agreed that Stantec would reduce their estimate by about 30 hours.

Ted Stewart moved to adjourn the meeting, seconded by Mr. Bennett; the motion carried unanimously. The meeting adjourned at 10:20 PM.

Respectfully submitted,

Sue Killam, from notes taken during the meeting,

APPROVED \_\_\_\_\_ 10/7/09 \_\_\_\_\_