

+ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Public Hearing Meeting
Wednesday February 3, 2010

Present: Sue Killam, Chairman; Paul DiMaggio, Vice Chairman; Regular Members: Tim Dziechowski, Mike Fletcher
Alternate: John Wolters; Harold Morse

Ms. Killam called the meeting to order at: 7:45 p.m.

Correspondence

Incoming

- 1) 1-20-10 City of Haverhill notice of Planning Board Hearings for 2-10-10
- 2) 1-31 expenditures report
- 3) 1-20-10 memo to departments re: Supervisor of Checklist appointment
- 4) 1-25-10 DOT letter re: meeting 2/3/10 re: Rte 111 improvements
- 5) 1-25-10 letter from town Counsel re: Notice of Decision Rockingham Superior Court
- 6) January Town and City Magazine
- 7) Invoice from Stantec re: Dunkin Donuts
- 8) Construction Observation Logs for November and December from Stantec
- 9) Memo from Rockingham Planning Commission re: RSA 36:54, Revisions of Development Requirements and Impact of Development
- 10) Rockingham Planning 2009 Performance Report
- 11) 1/22/10 Copy of Memo from Keach Nordstrom to the Board of Selectmen re: Little River Lane
- 12) 1/26/10 Letter from MJK Realty re: 123 Main Street

Outgoing

- 1) 1-26-10 Letter of Conditional Approval to MJK Realty, LLC

The Board discussed incoming correspondence. Regarding Item 3, Mr. T. Stewart, Road Agent will be attending the meeting held by DOT in Hampstead regarding the traffic lights at the intersection of NH Rt. 111 and Island Pond Road. Regarding Item 5) Chairman Killam announced that the parties requested that the docket be marked as non-suit with prejudice. Regarding Item 9) Mr. Dziechowski will be attending the meeting with Rockingham Planning Commission.

Approval of Minutes

Chairman Killam next requested that the Board review the minutes of the November 4, 2009 meeting. The Board made the following changes:

- Page 2, 3rd paragraph, 3rd line down, add "low cost" before "housing"
- Page 3, 2nd paragraph, delete the word "for" after the word "volunteers"
- Page 3, 3rd paragraph, 3rd line from the bottom, change it read "parking on the 88 acres in Haverhill" and change "pull" to "siding".
- Page 3, 4th paragraph, 4th line down, change "Mr. DiMaggio" to "Mr. Stewart"
- Page 3, 5th paragraph, 5th line, change "Vice Chairman DiMaggio" to "Chairman Killam"
- Page 4, 2nd paragraph, change "only reviews" to "doesn't review"
- Page 4, 5th paragraph, add "for mixed use" after "solution".

- Page 5, 9th paragraph, change “model ordinance” to “RSA intent” in the last line.

Vice Chairman Paul DiMaggio made a Motion to approve the Minutes of the November 4, 2009 meeting of the Board of Selectmen as amended. Mr. Harold Morse seconded the Motion and the Board voted all in favor to approve the November 4, 2009 minutes as amended.

Chairman Killam next requested the Board review the minutes of the January 20, 2010 meeting of the Planning Board. After review, the Board requested the following changes:

- Page 3, Item 3, add “for a total of 20 parking spaces plus 2 handicapped parking spaces” at the end of the line.

- Page 3, 3rd line from the bottom, “Zoning Board of Authority” should be “Zoning Board of Adjustment”

Mr. John Wolters made a Motion to approve the Minutes of the January 20, 2010 minutes as amended. Vice Chairman Paul DiMaggio seconded the Motion and all those present at the January 20, 2010 meeting of the Planning Board, Mr. John Wolters, Chairman Killam and Vice Chairman DiMaggio, voted in favor of approving the minutes.

Discussion:

The Board discussed the upcoming elections together with the pending lawsuit against the Town, which was dismissed by the Federal District Court, but has been amended and will be filed in the State Court.

The Board also discussed possible changes to the Zoning Ordinances and to the Master Plan to avoid future disputes.

One subject the Board agreed was important to decide was a definition of a truck depot, for instance how many trucks and what type would constitute a depot, including noise levels, hours of operation, if lights are on at night. The Board also discussed whether other Towns should be involved in decisions regarding use in areas which are on their border with Atkinson. In addition, the Board discussed if the Master Plan should be changed to reflect what types of businesses Atkinson would like to encourage.

The Board then discussed whether changes should be made to landscaping requirements and also to make changes to regulations regarding building height to conform to International Building Code requirements. Other areas discussed by the Board as possible future topics were buffer zones and setbacks, the Energy Chapter in the Master Plan, the Natural Resources Inventory, and the possibility of updating the history chapter to the Master Plan. Wetlands Mitigation was another topic the Board discussed as a possible subject for future discussion.

Member T. Dziechowski made a Motion to adjourn at 9:30 p.m. The Motion was seconded by Vice Chairman P. DiMaggio and all members of the Board present voted in favor of adjourning.