

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Wednesday June 16, 2010

Present: Sue Killam, Chairman; Paul DiMaggio, Vice Chairman; Bill Bennett, Ex-Officio, Regular Members: Tim Dziechowski, Alternate Members: John Wolters, Mike Turell

Others: Julie La Branche, RPC, Mr. Terry Trudel, S.E. Cummings, Dr. Perrault D.D.S.; resident

Ms. Killam called the meeting to order at:7:46 p.m.

Discussion:

Minor Site Plan Change

Chairwoman Killam called Mr. Trudel of S.E. Cummings on behalf of Dr. Perrault's property on Main Street, to present his site plan changes. Mr. Trudel had come before the board 2 years ago with a site plan that was approved in July of 2008 and changes to the property that houses Dr. Perrault's dental practice. Mr. Trudel was to make adjustments to the original plans that called for renovations to what was originally the barn and then to the house. These changes would eventually make the property have a tenant as well as house the dental practice. There would be parking for 24 vehicles. Due to the "down swing" in the economy, Mr. Trudel made adjustments to the site plan that reduces the parking to 19 and that the barn would be razed. The required is 13 spaces but Dr. Perrault felt if there was any patient over-lap that there would be adequate parking. The razing of the barn is due to the deterioration as the winter was hard on the aging building. There was an approved Variance and a Special Exception to the property. The property's Variance is due to the original set back from the residential zone across the street and the Special Exception was expansion /enlargement alteration of a non-conforming use. The existing house was used as residential space and the back extension part was used as the dental office (the old barn section) the barn was renovated over 20 years ago. Since then the Dr. and his family have moved to another location. Structurally the barn portion is starting to fail and the Dr. feels that it would not be prudent to make repairs as it would continually need to be fixed. These changes would be "less building" and "less parking". There is 250 ft. less impervious surface than there is now at the property. The overall impact on the land is substantially less. The driveway on Route 121 needs a DOT permit; which was approved, will all stay the same. There was a contingency design approved for the septic system by the Town and the DES. The property will tie into the Lewis water system, which was on the approved plans. There is a shared well on the property that needs to be tested and that

there needs to be a sprinkler system installed on the property. With the Lewis water system there would be enough pressure if needed.

Sue Killam asked a procedural question: If you have an existing situation, with an approved site plan that was never executed and they want a different site plan; Procedurally do we want to amend the existing site plan or create a new site plan. Julie of the Rockingham Planning Commission, stated that it would be an amendment as the site plan changes were minor. Julie suggest to re-open the Public Hearing to amend it. Mr. Trudel will do an amended site plan for the July hearing. Selectman Bennett asked about the gravel that is 20 feet wide on the Main Street side of the property. The Dr. explained that they prefer to have the patients come in on the other side of the property as they use that section for staff parking. The doctor also explained that there is a granite monument that needs to be removed as well as some of the shrubs so there will be access for fire engines to make the turn in off Main Street. Selectman Bennett asked about winter maintenance and if it was discussed. The doctor stated that the access would always be open. Selectman Bennett asked if the opening would still be 20 feet in the winter as well, for safety reason. The doctor said that it would be.

Paul asked how this meeting is noticed? Are the abutters noticed. Paul stated that they don't as a minor site plan review. Paul read from the Zoning Ordinance book about minor site plan amendment.

Sue stated that she would request a public hearing. Paul seconded the motion. The Board voted unanimously to have a Public Hearing.

Julie had a couple of questions on the Special Exception and the Variance and whether they would still apply and still be necessary. Mr. Trudel stated that they would still be necessary and should still be in effect.. Sue wanted to give Julie some background of the Special Exception and Variance. Sue stated that the middle of Robie Lane is the dividing mark of commercial and residential zones and the house being a couple of hundred years old falls within the 75 foot setback. Mr. Trudel asked about the filing dead line would be by July 6,2010 at noon, which is two weeks prior to the July 21st meeting. The doctor stated that he had a prior family engagement and the Mr. Trudel and an office manager would be there to represent him. Sue stated that Mr. Trudel would need to come by with a check for abutter notification and the application fees. The discussion concluded.

Tim Dziechowski asked about that Conservation Committee got an e-mail from the Recreation Committee about the East Road property and gates and access. The recreation Committee is concerned about 4-wheelers ripping up the fields. There has to be reasonable and necessary access for maintenance and emergencies. For a gated property you need access to pull off the road area. There was a discussion as to background behind the property. Tim gave the history behind the property. Concerns that there may need to have a passing lane around the turn-off by the High School. That the State or Town may want to take some of that land to put in a passing lane to make

the intersection safer. The amount of parking is 3 spaces and Tim is not sure of amount of new spaces created. Sue asked Selectman Bennett about the work schedule. Selectman Bennett stated that half of the work was done last year and the remaining work was to be done this year and that Selectman Childs is the liaison and that he himself has not seen the plans for the project. Selectman Bennett stated that he was sure that the Recreation Commission would be forth coming with information to the Planning Board if it was requested by the Planning Board. Chief Murphy would like to be able to pull a fire truck off the road and at this point that is not the case, Tim pointed out. Selectman Bennett would like to gate the fields and leave the parking accessible. Tim stated that there were concerns of the High School students using the parking area due to the parking shortage at the High School. Tim offered to email the Recreation Commission to come and up-date the Planning Board.

Sue asked Julie if there was anything new to discuss with the Board. Julie asked if the Planning Board had followed up with a representative for the Rockingham Planning Commission. Mike Turell stated he would be a representative after he retires on June 30th. Julie stated that there are two openings for Atkinson and that the Planning Board needs to nominate the candidate and that the Board of Selectman need to make the appointment.

Sue Killam nominates Mike Turell as a representative to the Rockingham Planning Commission. John Wolters seconded the motion. The Board voted unanimously in favor.

Mike wanted to know when and where the meetings were; Julie said the committee meets the second Wednesday of every month at 7:00 pm and the places vary but sandwiches and snacks are served. Julie is to get Mike the information. Selectman Bennett asked Mike to see Barbara for the necessary paperwork. Tim asked if Julie covers Danville, NH and she does not. Tim stated that Danville is in the planning stage of a over 55 development with housing and shops. Julie will inquire with the circuit rider for that town and look into for Regional Impact as the scope of the project will directly impact Atkinson. Tim asked if Danville received C-Tap money. Julie stated yes. Sue stated the Town also used C-Tap monies to looking into regional development and that Salem was involved and that it hasn't been built. Julie asked if the Board had any specific questions to email them and she would get the answers for them by the next meeting.

Zoning Ordinance

Sue asked the Board if they wanted to going over what was discussed at the last workshop.

Julie will meet after the meeting to go over the Road master plan with Sue.

Master Chapters

Julie has hours and would be willing to go through a chapter or two and help up date them. Julie also stated that there is \$2,200 left in the C-Tap money of the Phase II project and unless Ted Stewart has not used them, the Board could use that money towards going through the Master Plan. The C-Tap money has been extended and can be used until January 30, 2011. The Master Plan is adopted by the Board through a Public Hearing process. Board discussed what chapters would be good to do. Sue asked Julie what chapters would be good to go over. Julie suggested Traffic (Transit) Plans i.e. Bike lane etc. Atkinson is one in the state who have updated their Energy Chapter. A Future Land Use Chapter is a great one to update. Natural Land use and Existing Land use. Tim told Julie that there is a Master Plan on Yahoo Groups and ask the moderator, which is him, to join.

Approval of Minutes

The minutes of May 17, 2010 were read. Mike Turell asked that his name be corrected to read Mike Turell and not Mike Turrell. Selectman Bennett referenced the extra and on page one last paragraph. Page 3 the 3rd paragraph last sentence the quote should be substantial Justice being done not "special". Julie to look into the term "use". Should read Selectman Bennett Stated not "sated". Bottom of page 2 Ted stated "idling" Sue to add regarding. Page 4 Brookstone is one word. Page 3 bitumius concrete "is not".

Selectman Bennett motioned to nominate Paul DiMaggio as a representative to the Rockingham Planning Commission. John Wolters seconded the motion. The Board voted unanimously in favor.

Mike Turell motioned to accept the minutes of May 17, 2010 as amended. John Wolters seconded the motion. Board voted unanimously in favor of accepting the minutes as amended.

Tim asked about water shed and the NRI as it pertains to the Spicket River and the Little River in response to the studies that were conducted. Julie will look them up and review them with the Board as a group. The Board had a discussion on the water and the flow of it.

Mike Turell made a motion to adjourn the meeting. The motion was seconded by Tim Dziechowski and the Board voted unanimously to adjourn. The Planning Board meeting was adjourned at 9:18 p.m.