

ATKINSON PLANNING BOARD
Regular Meeting
Atkinson, New Hampshire
Wednesday 21, 2010

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

Others: Julie La Branche, RPC, Mr. Terry Trudell, S.E. Cummings, Dr. Perrault's Office Manager, Cynthia Allen, Mr. Ken Walsh and Mr. Dunlap

Ms. Killam called the meeting to order at:7:47 p.m.

Correspondences:

- 3 issues of Town & City
- 3 Letters of notifications from the Town of Haverhill; date June 9th, 15th, 21st
- Municipal Volunteer Award postal card
- Budget Spending through the end of June
- Memo from the ZBA
- Advertisement for a Principal Hydrologist
- Letter dated July 20, 2010 rec'd July 21st from the Kimball Library Trustees.

Sue read the letter. The Trustees want to erect a Reader Board w/internal lighting in front of the Library. There was discussion amongst the members as to the sign and the usage. Sue read from an article 674:54 under Governmental uses. The Board has 30 days in which to respond about holding a Public Hearing.

Harold made a motion to have a Public Hearing on August 18th, 2010 for the Kimball Library Trustees' request for a Reader Sign outside of the Library. Mike Turell seconded the motion and the Board voted unanimously

Discussion: 56 Island Pond Road, Map 20 Lot 2 (owner: Melucci)

Mr. Joseph Dunlap is looking to purchase the property at 56 Island Pond Road. The property has a long history/legal issues. The property has a zone line that runs through the lot. The Building is a Commercial/Professional zone and to the left side is Commercial/Industrial zone. Sue gave an overview of the property's history and the legal issues that went along with dating back to approximately 1993. Mr. Dunlap along with Ken Walsh, architect, who stated to the Board what type of business would be occupying the property, a Traffic Control business, which has sign boards for highway, cones/barrels and it laminates reflective foiled sheeting decals to pre-fabricated MDO sign boards. It is light industrial type of business. The board members continued to discuss the history regarding the property, the abutters as well as the old Granite State Cover business that previously occupied the property.

Does the Business fall under the Light Manufacturing?

Sue consulted the Atkinson Planning Board Rules and Regulations on the

permitted use chart Light manufacturing CP zone with footnotes 3&4. Mr. Dunlap stated this is a seasonal business and the cones/barrels would have to be stored. That opened a discussion for screening/buffering under SP690:1E. Storage of cones/barrels is another major issue. Sue feels that there needs to be more research into the property's old site plans and minutes. Sue and the Board feel that a site plan would be their recommendation.

Minor Site Plan Amendment:

Chairwoman Killam called Mr. Trudell of S.E. Cummings and Associates, Cynthia Allen, Office Manager, on behalf of Dr. Perrault's property on Main Street.

Site plan was approved for July 23, 2008 for property located at 12 Main Street (Map 5 Lot 45) in a commercial zone to convert an existing residential building into a commercial property and removal of existing addition and a reduction on parking from the previously approved plan. Planning Board requested the Hearing.

Harold Morse recused himself, as an abutter.

Mr. Trudell discussed the reduction of the original site plan (total 4612 sq ft to a 1459 sq ft) of over 3000 sq ft. The parking lot is to be expanded to hold 19 parking spaces with three spaces being in the garage. This is down from the original plan of 25 spaces. The building would now be one single use. Mr. Trudell added Amended Site plan to the new Site Plan Title and the entrance off Main Street to be expanded with gravel and that it would be maintained year round. The Granite post would be relocated, and it has some history as the house was built in 1907. John Wolters has concerns on the location of the Handicapped parking and that only one space is given. Mr. Trudell stated that by law less than 25 spaces only one is required. Mr. Bennett suggested that if there was ample parking that an additional space would be a nice gesture.

Ms. Allen stated that the Doctor tried to notify all abutters. Speaking to each along with the plans at his office for anyone to review. No objection was given.

Mr. Bennett asked if snow removal/relocation was hazardous to the well on the site. It was stated by Ted Stewart that only if it is moved off site is snow considered hazardous. Mr. Trudell noted that the well that is off site, which is shared with a neighbor, would be only used for irrigation purposes. The doctor would be having Hampstead Area Water Company provide the water as it is required to have the pressure for the sprinklers that would be installed on the site.

Paul made the motion to approve the Site Plan as amended. Tim D. seconded and the Board voted unanimously in favor with one abstention.

Mr. Trudell wanted to clarify the moving of the Handicapped parking would still be approved. Sue agreed.

Harold stepped back in.

Rockingham Planning Commission: Master Chapters Update

Julie of the RCP, drafted an application for use of CTAP monies to use towards updating the Atkinson's Master Plan. There is \$2,200 and Julie could update a few chapters.

Discussion on the History chapter and the some members feel that the CTAP monies would be better used to update other chapters. Discussion on how fun and easy the updates would be. Community Facilities; Sue nominates chapter. Natural Resource chapter is being worked on already with Conservation Commission. Existing Land Use would be a good chapter to update. Future Land Use; Julie recommends to save that chapter for the Phase 3 Grant. Community Profile Chapter should wait until after the Census numbers are back from the government. Housing Element was updated approximately 2 years ago. Transportation should wait until after the Census. Julie asked about a Vision Chapter. Tim asked if it was required and Julie sated that it wasn't but it is nice chapter to have. Sue stated that the Master Plan has an introduction and it is similar to the Vision chapter. Discussion on the Atkinson Golf course put the Town on the map was a "Vision" for the better.

Discussion on CIP and when the updates are necessary. Debate over 5 or 10 years.

Sue stated that the Board is targeting Community Facilities and Existing Land Use. Discussion on what is being worked on now and what has been worked on.

Julie will make necessary corrections to the contract and it would require a letter of support or recommendation to the Board of Selectman. It also requires signatures from the Governing body, CTAP representative. Then the application is sent to the RPC and sent on to the DOT.

Harold made the motion to send a letter of recommendation to the Board of Selectman. Paul seconded the motion. The board voted unanimously in favor

Julie offered to do a presentation for the Planning Board on the new permit requirements MS4 Phase 2 EPA permits - Storm water management and Water Quality. There are 6 stages involved. Ted gave a synopsis of a training course he took on the changes. Discussion on the awareness of the EPA changes and when to have Julie do her presentation.

Discussion on banning outside watering, even if you have a well, during times of drought. This ban can be enacted by the governing body.

Approval of Minutes:

Paul asked if there could be bullets placed in the section regarding East Road to define the subject areas. (Topic Headings)

On page 3 change the word "was" concerns to "were" concerns.

Motioned to accept the minutes of June 16, 2010 as amended. John Wolters seconded the motion. Board voted unanimously in favor of accepting the minutes as amended With Harold abstaining

Harold made a motion to adjourn the meeting. The motion was seconded by John Wolters and the Board voted unanimously to adjourn. The Planning Board meeting was adjourned at 9:48 p.m.

respectfully submitted by Patty Power