

ATKINSON PLANNING BOARD
Public Hearing Meeting
Atkinson, New Hampshire
Wednesday, November 17, 2010

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

Others: Aaron La Chance, Stan-Tec Consulting, Christine Cornelius, Abutter to 56 Island Pond Road

The Public Hearing was called to order at 7:41 pm by Sue Killam.

New Business:

Sue Opened the Public Hearing and stated that she had received a phone call from the applicant that they would not be able to attend the meeting. Sue gave a brief overview of the property at 56 Island Pond Road (Map 20 Lot 2) that was to be continued from the October 20th meeting for the Commercial Site Plan on property owned by Richard and Athena Melucci, SueMar Realty Trust, to be developed by JJMK Realty Trust to create a 2178SF addition to an existing 5398SF commercial building. Sue mentioned that this property has a complicated history due to the property being a CI, CP and abuts a residential property.

Christine Cornelius, abutter to 56 Island Pond Road, asked the Board if “the Business is existing now?” The Board answered to the affirmative.

Mrs. Cornelius asked if she could talk to the architect. Sue told her that if she was referring to Ken Walsh he was a contractor and that if she stopped by the office she would look up the information.

Mrs. Cornelius asked about the 500gallon oil tank that is located behind the building and if it was still outside. Mrs. Cornelius also stated a concern of the wetlands and if the oil tank were ever to cause issues down stream and the Historical sites. There is a Flood Zone located on back side of the property towards her property. Board consulted plans and issue was addressed by Stan-Tec

Also addressed was the asphalt which was to be taken out and replaced with grass.

Mrs. Cornelius was concerned with the screening for all year round.

- 1 Building is w/in 150’ foot buffer zone
- 2 Screening between commercial & residential
- 3 The use of the manufacturing

4 concerned with the safety issues as well as the site and sounds

Sue relayed that the Business was established in 1995, would house 7 administrative offices and a small showroom, that would run from 6am-6pm at full force March-December and with 2-3 employees from December to March. Deliveries would be 2-3 times a month

- 1 Light Manufacturing was questioned by Mrs. Cornelius and Sue read from the Permitted Use Chart from Section 5:10 of the Zoning Order under cc: and Light Manufacturing is permitted

Mrs. Cornelius stated 500:6 Sue stated that Mrs. Cornelius had the wrong version and that Sue would get the correct version to her.

Discussion on Permitted Use and the correct chart version.

Paul made a motion to continue the Public hearing of 56 Island Pond Rd. until December 15th, 2010. John seconded the motion and the Board voted unanimously to continue the meeting until December 15th 2010

Aaron LaChance of Stan-Tec present a letter of requirements needed for the property at 56 Island Pond Road for the file.

Sue closed the Public Hearing at 8:06pm

Discussion on budgets for the Planning Board and that the Planning Board does not have a line item for "Other Professional Services" to cover service such as Stan-Tec and that Sue was denied the \$12,000 that was requested and that \$8,000 is for the Circuit Writer Contract. Bill Bennett suggested that Sue should have a separate "Engineer Service" line item. The Budget Committee zeroed out line items from the Planning Board budget for things such as mileage.

Discussion on the Local Government Expo that Sue had attended and classes that were attended such as the Per-Ambulation.

- 2 Class was taught by a surveyor/forester
- 3 Legislative Building Code - Sue to get more information
- 4 Special Regulations - sprinklers on the books are all set

Minutes

Paul made a motion to accept the minutes of November 3, 2010. John Wolters seconded the motion and the Board voted unanimously to accept the minutes

Correspondences:

Incoming:

Town & City - 360 Per-Ambulation

- 1 discussion that every 7yrs in conjunction with abutting towns
- 2 someone needs to walk and record markers - research contact Towns and do together
- 3 report needs to be written with conditions of markers
- 4 Bill Bennett suggested GPS coordinates be taken
- 5 hiring a consultant was suggested
- 6 Atkinson needs to contact Massachusetts (Mass. is every 5 yrs) under RSA 51-5 and that the Board of Selectman need to appoint a person(s) to work on project
 - 1 there are no penalties if not done unless another Town reports it
 - 2 town with the older charter is to initiate it.
 - 3 boundaries could be a pile of stone, hunk of metal or granite posts

Outgoing:

None

John Wolters made a motion to adjourn the meeting. The motion was seconded by Paul and the Board voted unanimously to adjourn.

The Planning Board meeting was adjourned at 8:32 p.m.

respectfully submitted by Patty Power