

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Regular Meeting
Wednesday June 15, 2011

Present: Sue Killam, Chairman; Regular Members: Paul DiMaggio, Vice-Chairman, John Wolters, Harold Morse, **Alternate:** Mike Turell

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

Correspondence

Incoming none

Outgoing none

Sue stated that Julie was ill and unable to make the meeting.

Discussion

Sue informed the Board that Winfield Alloy had installed a Trailer size scale. Per the existing site plan there was approval for such addition. Also, there is not an allowance for Parking on the wetlands and is in violation of the previous site plan. Sue would like to see a site plan amended.

The Board voted in favor for Winfield Alloy to come in with an revised site plan.

Public Hearing - 10 Coventry Road, Map 14 Lot 84-11

Dennis Quintal, PE, for Sandra Beecher, Application for a Subdivision to subdivide existing 4.58 Acre (+/-) lot into two lots of 2.23 Acre +/- and 2.35 Acres +/- , both with frontage on Coventry Road, on Property located at 10 Coventry Road, Map 14 Lot 84-11 in the TR Zone

Abutters - none present

Present - Dennis Quintal, licensee Land surveyor; Sandra Beecher, owner

Mr. Quintal spoke to the Board regarding the property and the markers that need to be set. It was stated that the lot was originally purchased for privacy. Mr. Quintal outlined on the map that the test pit information, septic, wetlands, wells.

Mr. Quintal went over the requirements from Stantec:

- 1) the 50' setbacks and will adjust the setback according to the lot requirements in the TR zone.
- 2) the building setback lines will be shown
- 3) will be revised
- 4) right-of-way 50' has been revised
- 5) lot lines have been created along the existing stone wall
- 6) applicant will sign revised plans
- 7) Land surveyor stamp will be on the final revised plans as well as all engineers stamps
- 8) a legend has been added

Mr. Quintal answered Sue's question of why a 75' and 100' foot radii and if they could remove the 100' radius.

Sue found the soil testing on the plans. Aaron read the ordinance 420:1 for lot sizing. It was determined that the information is okay to be on site plan.

Ms. Beecher stated that the stone wall was always there and original to the lots.

Paul made the motion to approve the simple single lot subdivision under the expedited review ordinance with the following conditions: subject to impact fees, revising the building setbacks, removal of the 100' radius, signatures by the soil engineer and the owner, notes and the 75' radius around the well. The motion was seconded by Mike and the Board voted unanimously in favor of the Expedited Review Ordinance with the conditions fulfilled.

Note: Sue made sure that there will be a school impact fee upon occupancy for the owner(s) of the property. A fee of \$2061.00 for each new dwelling (occupancy). Which Mr. Quintal will put note on the site plan.

Mr. Quintal asked how many sets of plans were needed - 6 plans along with the Mylar and fees

Approval of Minutes

Minutes of May 18, 2011

Mike made a motion to accept the minutes as written. John seconded the motion and the Board voted unanimously to accept the minutes as written. Paul abstained

Sue to email NRI chapter to Board members.

New Business

Dispense of Work Shop on July 6th

Harold moved the motion to dispense with the Work Shop meeting on July 6th. Mike seconded the motion and the Board voted unanimously

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

The Planning Board meeting was adjourned at 8:14 p.m.

Respectfully submitted by Patty Power