

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Workshop Meeting
Tuesday, February 6, 2013

Present: Sue Killam, Chairman; Paul DiMaggio, Vice-Chairman, Regular Members: Tim Dziechowski, Mike Turell, John Wolters, Alternate Harold Morse, Ex-Officio: Todd Barbera

Ms. Killam called the meeting to order at: 7:31 p.m.

Correspondence

Intel Gas & Emergency Preparedness CD & Pamphlet

Plan NH - Application 2013 - Charrette

Haverhill Planning Board - Application for a Frontage waiver for Boxford Road & Crescent Road

Haverhill Planning Board - Seeking special permission to build a 60 unit Hotel on Amesbury St. Rt. 110

RPC- Sent over spreadsheets for the Transportation plan

EPA - Handouts from the EPA are located in the foyer regarding Dioxane site in Atkinson

Town & City - Spotlights a great article on Follow the money - NH infra structure in decline

Keech Nordstrom - memo from 12/12 - Winslow Drive

Sandown Planning Board - Winslow Drive - Ted Stewart went over the "punch list" and everything was complete from the July 28, 2006, then revised in 2009. Planning Board to ask the Board of Selectmen to proceed with releasing the surety to Steve Shabbot

Mike made a motion to send a memo to the Board of Selectmen to release the bond for Winslow Drive. Tim seconded the motion and the Board voted Unanimously in favor.

Public Hearing - Workshop format

Sue prefaced the meeting that this is not a binding action from the Board. That this was to help inform the developers as how to cautiously proceed within the Planning Board guidelines.

15,17,&19 Industrial Way

Tim Lavelle on behalf of the developer is looking for guidance on the potential development of an industrial site at 15,17, and 19 Industrial Way.

Sue gave a brief overview on the property located at 15,17 and 19 Industrial Way. The property to the rear of these lots also known as Marshall property, is in the residential zone. The issue is the 150 foot buffer area required between Residential and Commercial Industrial. Discussion on whether the Zoning Board should be consulted for relief. There was further discussion on if the owner is interested in swapping a right away in the West for a right away closer to the cul-de-sac. Tim Dziechowski gave an overview on the property and would prefer access in the cul-de-sac where it is level and easier to enter the conservation land. Town Counsel would prefer a deed for this action. Tim Lavelle stated that the property owners would be willing to change the right of way location if the zoning waivers were passed. Mr. Lavelle stated that the proposed use of the property is a tractor-trailer or large truck repair. Space inside the proposed building is big and would accommodate 100 foot truck and trailers. It would be drive through traffic. They would like to merge all three lots into one lot. Mr. Lavelle stated to the board that he marked out all the nearby wetlands on Marshall property. In regards to the lot consolidation the planning board would act on that then send it to the Zoning Board for relief on the buffer area; once approved the plan would be sent back to the planning board for action on the Site Plan.

56 Island Pond Rd.

Tim Lavelle on behalf of the developer is looking into site plan issues at 56 Island Pond Rd. the property is owned by John Milone.

Sue gave an overview on the property that is located by Route 111 and Island Pond Road. Mr. Masone owned it as the Granite State Cover business. The issues with the property is that the Zoning Board as well as the planning board asked Mr. Masone to make corrections to the Site Plan, which he never did. The current owner, Mr. Milone is

a landscaper and would be renting out a portion of the building. One issue with this property is that the buffer runs through the building. Mr. Lavelle stated that the current parking is nothing like the approved site. The building, the mulch bed and the parking was put there because the property juts in and there is not 70 foot of setback from the front of the property. The board discussed if Mr. Lavelle should go in front of the Zoning Board regarding a waiver to park in the buffer zone. Mr. Lavelle stated that there are screening plantings and you cannot see through them. The new owner has talked to the abutting neighbors and has developed a good relationship since this property is in the commercial professional buffer zone. Mr. Lavelle is seeking relief from the property line to the pavement. Fire suppression has been added to the building and he believes that the Fire Chief has approved it. The board would like to see written approval of the fire suppression. Mr. Lavelle would need a variance for parking as well.

The board discussed Mr. Lavelle's requests and suggests that he appear before the Zoning Board and clear of zoning matters with them and then come back to the Planning Board for waivers.

129 Main Street

Mr. Henry Boyd of Millennium Engineering, on behalf of the Brown family, would like to discuss with the Planning Board potential development at 129 Main St. Mr. Boyd stated that the property is on the scenic Vista map of the 1980 Master. Sue stated that the development might be based on the soil-based lot sizing using the Scenic Vista incentives. The board discussed 600:10 of the cluster zoning and if this property would fit within the requirements. Mr. Boyd stated that the Brown family would like to maintain open space, with a short road while maintaining the older New England style that is with in keeping of the Atkinson town charm. The proposed lots would be six smaller lots and would be screened by natural buffering. The original house sits on a 15 1/2+ +/- acre lot. Mr. Boyd stated that using the soil based lot sizing chart he could fit 8.8 lots in the property but is only requesting six. The board discussed what are the qualifications to qualify for the Scenic Vista density incentive. Sue read from the 1980 Master Plan the Scenic Vista that closely resembles this location. The board discussed whether this was indeed the view in question. Sue read page Z 43 section 505:1&2 in the zoning Mr. Boyd stated that there would only be six lots and the way it was designed there would only be 1800 foot of road. Questions were brought up regarding engineering issues on the grading of the property. There was discussion on the vertical elevation as well as lot number three which is larger and the reason being was for the drainage which is not been completed yet in the studies. Mr. Boyd stated the open space area would encompass at least 50% of land. The Brown family would like to adjust the farmhouse driveway to make easier access as well as safer to that part of the property. The proposed development site would have a driveway entrance in the natural void of the stonewall. The family was trying to keep within the natural topography of the property. This is partly done to create natural buffers. Mr. Boyd stated that there still needs to be more land surveyed and wetland flags to be done. The board discussed whether it would be public or private water, sewerage and if the utilities would be buried.

There was a lengthy discussion on which lot sizing tables were being used, whether it was table 2 on page 16 or on page 48. Discussion on the new table which is in the SSNNE document. Discussion on table 2 is easier to calculate. Paul wants to ask the town engineer and to see if he has a sense of which table would be best for the board to use. The board discussed cluster ordinance and merging and lot consolidation.

RSA 676:16

RSA 676:16: transferring of lots in unapproved subdivisions relative to a recent transfer of a portion of a lot. The board discussed the hypothetical situation of a cluster subdivision with a conservation easement. Mike and Tim will meet with Sue to further research this.

Minutes

The board deferred the minutes until the next meeting.

Mike made the motion to adjourn the meeting. Todd seconded the motion. The board voted unanimously in favor.

The Planning Board meeting was adjourned at 9:47 p.m.

Respectfully submitted by Patty Power