

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, OCTOBER 2, 2013**

Members Present:

Sue Killam, Chairperson
Mike Turell
John Wolters
Paul DiMaggio, Vice Chairman

Other's Present

Tim Lavelle, Lavelle, Associates

Call to order: Chairperson Sue Killam called the workshop meeting of the Atkinson Planning Board, Wednesday, October 2, 2013 to order at 8:15 PM.

CORRESPONDENCE:

- 1) **Letter from Stantec to request additional escrow funds of \$1700 to cover expenses for the Hamlet at Page Farm application. The plans had to be redone.**
- 2) **Unitel's annual gas emergency preparedness meeting is November 13 2013.**
- 3) **City of Haverhill meeting of October 9, 2013 regarding the plan for 57 Cogswell St. 3 lot subdivision.**
- 4) **City of Haverhill meeting of October 15, 2013 regarding a permit to development of the property at 85 Water Street for 59 units to be developed as luxury condominiums**
- 5) **City of Haverhill letter of October 8, 2013 petition from the city engineer for work on Newton Road.**
- 6) **City of Haverhill letter of October 8, 2013 regarding a petition to change the name of Maynard Street to Maynard Avenue.**

PUBLIC MEETING:

Continued from September 18, 2013, an application for amendments to a Site Plan submitted by Lavelle Associates for John Milone, showing uses as landscaping business and offices on property located at 56 Island Pond Road, Map 20 Lot 2 in the Commercial/Industrial and Commercial/Professional Zones.

Chairperson Killam called Tim Lavelle of Lavelle Associates to the table and read the application and abutters list:

Abutters: John V. Milone Sr., Concetta Milone, John V. Milone Jr., Christine Cornelius, Susan Saindon, Rockingham Realty LLC, 58 Island Pond Road, Southern New Hampshire Commons LLC, Waterwheel Estates- Frank Leary President, Q&D Realty Trust, Antonio Quadros, Trustee (Dunkin Donuts) , and **Lavelle Associates – present.**

Mr. Lavelle informed the Board that there were no changes in the plans regarding parking. There will still be no parking in the front of the building; there will be the same amount of parking spaces, a total of 21. He submitted a new letter of intent to the Board stating that the site would be used for a property maintenance business and professional offices. Note 4 of the plans was also changed to state that the site would be used for a property maintenance business , professional offices and other uses allowed in the commercial zone. The applicant agreed to move the plows. Member Mike Turell asked how the Board would monitor use of the building. Mr. Lavelle referred Mr. Turell to Note 4 on the plan, which states in part that the property will be used for property maintenance, professional offices and other uses allowed in the commercial zone. The note does not state that there will be no industrial uses, but that statement is in the letter of intent.

Vice Chairman Paul DiMaggio made a motion to approve the application for amendments to the Site Plan submitted by Lavelle Associates for John Milone, showing uses as a property maintenance business and professional offices on property located at 56 Island Pond Road, Map 20 Lot 2 in the Commercial/Industrial and Commercial/Professional Zones with the changes as shown on Note 4 of the site plan amendments and letter of intent presented by Mr. Lavelle at the meeting of the Atkinson Planning Board of October 2, 2013. Member Mike Turell seconded the motion. Vote: 4/0 with all members present voting.

MINUTES:

The Board reviewed the minutes of the regular meeting of the Atkinson Planning Board on June 19, 2013.

Member Mike Turell made a motion to approve the minutes of the regular meeting of the Atkinson Planning Board on June 19, 2013, as corrected. Vice Chairman Paul DiMaggio seconded the motion. Vote: 3/0 with one abstention.

The Board reviewed the minutes of the regular meeting of the Atkinson Planning Board on July 17, 2013.

Member John Wolters asked the Board to look at page 2, second line down which states that the pump station will have a generator. The line should be corrected to state that Member John Wolters discussed the need for a generator.

Member Mike Turell made a motion to approve the minutes of July 17, 2013 as corrected. Member John Wolters seconded the motion. Vote: 3/0 with one abstention.

The Board reviewed the minutes of the regular meeting of the Atkinson Planning Board of September 4, 2013.

Mr. Turell's name is spelled incorrectly on the fourth line up of page 1.

Member Mike Turell made a motion to approve the minutes of the Wednesday, September 4, 2013 meeting of the Atkinson Planning Board as corrected. Vice Chairman Paul DiMaggio seconded the motion. Vote: 4/0 with all members present voting.

The Board reviewed the minutes of the regular meeting of the Atkinson Planning Board of August 21, 2013.

There were no corrections.

Member Mike Turell made a motion to approve the minutes of the Wednesday, August 21, 2013 regular meeting of the Atkinson Planning Board. Vice Chairman Paul DiMaggio seconded the motion. Vote: 4/0 with all members present voting.

The Atkinson Planning Board reviewed the minutes of the September 18, 2013 regular meeting.

Member Mike Turell made a motion to approve the minutes of the Wednesday September 18, 2013 regular meeting of the Atkinson Planning Board as amended by Chairman Killam. Paul DiMaggio seconded the motion. Vote: 4/0 with all members present voting.

Next Planning Board meeting Wednesday October 16, 2013

Please Note: Planning Board Workshops are public meetings open to all, but are typically not televised.

Member Mike Turell made a motion to adjourn. Vice Chairman Paul DiMaggio seconded the motion. All members present voted in favor. Vote: 4/0.

The October 2, 2013 meeting of the Atkinson Planning Board was adjourned at 9:05 PM.