

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, FEBRUARY 19, 2014**

Members Present:

Sue Killam, Chairperson
Mike Turell
John Wolters

Other's Present

Tim Lavelle, Lavelle Associates
Aaron LaChance, Stantec Consulting Services, Inc.
Judy, LaBranche, Rockingham County Planning Commission

Call to order:

Chairperson Killam called the regular meeting of the Atkinson Planning Board to order on Wednesday, February 19, 2014 at 7:57 PM.

Approval of Minutes:

January 15, 2014 - postponed

Public Hearing: Mr. Lavelle was invited to give an overview of progress on both applications.

1) Continued from 1-15-14: Application for Amendment to Site Plan submitted by Lavelle Associates for Clinton Teague on property located at 6 Industrial Way, Map 16 Lot 53 in the Commercial/Industrial Zone. (Jurisdiction not established) And

Abutters: North End Blvd. Corp., South Cove Realty Trust, Clinton Teague, William Hogue, Rent Due One LLC, John Calimaris, Lavelle Associates

The applicant is proposing drainage structure in the rear of the site to compensate for the increased impervious area. It will be an underground silo type.

2) Continued from 1-15-14: Application for Amendment to Site Plan submitted by Lavelle Associates for Ruby Holdings, LLC (Robert Allen) on property located at 16 Industrial Way, Map 16 Lot 59 in the Commercial/Industrial Zone. (Jurisdiction not established.)

ABUTTERS: Keith and Michelle Wolters, Atkinson Properties, LLC - PRESENT, Positive Start Realty, Inc., Ruby Holdings, LLC, Telusyuno, LCC and Norris Lemay.

Also proposing drainage structure for the site to compensate for the increased pavement. Has had discussions with adjacent property owner regarding a drainage pipe. The abutting property owner would like to have it further back. The drainage designer is redoing the plans to accommodate the abutting property owner and Mr. Lavelle should have the plan by next week.

Jim Kirsch questioned if Ruby Holdings still interested in developing the site. Mr. Lavelle responded that the delay was due to the drainage issues.

There was no quorum for the February 19, 2014 hearings so both hearings were continued to March 19, 2014.

Workshop:

Correspondence:

Notices from Haverhill:

Meeting on March 11, 2014 regarding a request by applicant by Scotland Heights Realty Trust for building homes on Scotland Hill Road in Haverhill

Meeting February 11, 2014 for a special application to renovate and redevelop 37-47 Washington Street, now known as Surplus Office Building.

Meeting February 25, 2014 for a special permit application and zoning hearing regarding technical amendment of the water zoning affecting subzone H known as the Orenstein site.

Date of February 12, 2014 regarding the 50 South Cogswell Street definitive plan, waterfront zoning amendment and a snow road special permit.

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Discussion/Review Wireless Telecommunication Facilities

Letter from EBI Consulting, Burlington MA titled "invitation to comment on a site at 85 Country Club Drive, citing section 106 National Historic Preservation Act for Section 106, project review and compliance talks about this. There is also a section on the OEP site for telecommunications applications which Chairperson Killam would like to use. EBI is only seeking comments regarding historic preservation. They are requesting review as part of the Section 106 process for the effect to historic properties. It is for a tower on a site interior to the golf course.

Mr. Turell pointed out that there are no buildings in that area. Chairperson Killam pointed out that current zoning only allows towers in the commercial/industrial zone.

Chairperson Killam also received a call regarding adding antennas on a tower on Rte 111. They were previously required to go through the site plan application process. There is a new body of state law that went into effect last September. There were two applications, one wanted to take down antennae and put up new ones, this went through the Building Department. The other involved adding antennae to an existing tower; it went through the site amendment process. With the change in the regulations, tower applications for any "collocation" will go through the building department, not the Site Plan process.

The new regulation states that nothing in the Chapter changes local zoning codes. It is Chapter 12. With this law going into effect in September, the Town can no longer ask that a site plan amendment be done when antennas are co-located on an existing tower. It must go through the building department. Also, in the Town's existing ordinance, there is a bond for removal if a tower is abandoned and under the new legislation, The Planning Board questioned if they can still require it. The Town currently has a removal bond and Mr. Turell will get a legal opinion on whether it has to be returned.

Master Plan Future Land Use Chapter review

Julie LaBranche would like to have another workshop on the Master Plan. It can be held March 5, 2014 or April 2014. She is planning on going to the Conservation Commission at their March 3, 2014 meeting regarding the buffer section that she is writing.

New/Old Business none

Other: none

Next Planning Board meeting Wednesday March 5, 2014

The February 19, 2014 meeting of the Atkinson Planning Board was adjourned at 8:17 PM. There was no vote.