

**ATKINSON PLANNING BOARD MEETING
MINUTES
WEDNESDAY, JUNE 4, 2014**

Members Present:

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

Other's Present

Peter Mullett

Call to order:

Chairperson Killam called the regular meeting of the Atkinson Planning Board to order on Wednesday, June 4, 2014 at 7:30 PM.

Approval of Minutes:

MAY 7, 2014

1st page, 2nd paragraph from the bottom: Member Tim Dziechowski requested to delete the sentence starting "Mr. Dziechowski....."

2nd page: in the motion to adjourn, Member John Wolters seconded the motion.

Footnote: the date should be May 7, 2014.

Member Mike Turell made a motion to approve the minutes of the Wednesday, May 7, 2014 meeting of the Town of Atkinson Planning Board as amended by Member Tim Dziechowski and Member John Wolters. Member John Wolters seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 5/0 with 1 absent.

Correspondence: none

Workshop:

Mr. Peter Mullett appeared before the Planning Board to discuss an idea about assisted living facilities. He read the New Hampshire Healthcare Association definition of assisted living. There is also a national assisted living facility.org website. There are different types of assisted living. Some may be appropriate and some may not. One type is a small, licensed facility that takes in people who need assisted living.

Mr. Mullett explained that there are standards that must be meant in the home. The Board discussed companies that manage assisted living in the area. In Windham, there is a brand new facility for 17 bedrooms, five bath residential looking house. It is for higher end assisted living for people with conditions like memory loss and Alzheimer's. It has a professional staff and is licensed by the state. There can be four to five bedrooms or 8 residents with one bath.

There are also bigger facilities also with 50 to 60 units in the state.

Mr. Mullett thinks that the second type of facility would be best for Atkinson. He described one he felt would be a good example. It houses seventeen people, it looks residential and there are only 6 parking spaces.

Another issue is the septic requirements which are based on the number of bedrooms.

Chairman Killam requested the Board discuss if this type of project would work for Atkinson. Mr. Mullett is looking at a site. Vice Chairman DiMaggio thought the Town Center might be a good area. The Board discussed which zones would be best. Mr. Dziechowski felt that every zone but the CI zone would be good. Mr. DiMaggio agreed.

Mr. Dziechowski pointed out that there are different levels of functioning for people who need assisted living and the ideal location would be someplace close to facilities and transportation.

The Board discussed what was needed for parking in the site plan. On page 9 of the Atkinson Zoning Regulations it states that 2 parking spaces for each bed are required plus one space for each staff member for this type of facility.

Mr. Mullett pointed out that zoning also does not allow for adult day care. Family care is allowed.

Chairperson Killam read the definition of family in the Atkinson Zoning Regulations. Chairperson Killam agreed to find out how the New Hampshire regulations defined assisted living and elder care including day care.

The Board continued to discuss possible locations.

The Board then discussed the need for new members. Chairperson Killam requested if anyone on the Board knows of possible alternates. The former alternate resigned and the Selectman Ex-Officio does not attend meetings. Mr. Wolters said he may know someone.

Mr. Tim Dziechowski moved that the current officers remain in office. There was no second and no vote.

The Board discussed possible alternate members or regular members. Mr. Dziechowski suggested that the Board reach out to residents who are developers. Mr. Tim Dziechowski withdrew his motion .

Mr. Paul DiMaggio moved that Mike Turell be nominated as Vice Chairman of the Atkinson Planning Board and Sue Killam remain as Chairperson. Mr. Tim Dziechowski seconded the motion. All members present voted in favor. Vote: 5/01.

New/Old Business:

Application for Amendment to the 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 is from March 19, 2014 which is over 60 days. The Board can approve, the application, deny it or approve it with conditions. Also, the applicant can request an extension.

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

Chairperson Killam requested that the Board discuss the application by Clinton Teague. The issue is the consent decree whereby Mr. Teague would comply with some conditions in order for fines levied by the Town be dropped.

Mr. DiMaggio suggested that the Board wait until the next public hearing and then make a decision. The Board agreed.

The next issue is the site occupied by Northern Realty. He has never gotten an occupancy permit. The building is currently used as cold storage. If he wants to use the building as office space he must have a fire suppression system. There is an agreement with the abutting property owned by SALCO to put in a cistern on the boundary of both properties so they can each have water for fire suppression systems. Mr. Murphy is concerned that if they build a concrete cistern it will crack.

Application for an Amendment to a 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 from March 19, 2014.

Another issue is 16 Industrial Way, an application by Bob Allen. He has not yet amended his site plan for the 30 by 60 Quonset hut. There are also issues with drainage from the lot above his that is channeled through the site at 16 Industrial Way to another site.

Application for a Site Plan submitted by Daniel Stacey to allow a tree service / lumber harvesting facility on his property located at 26 Hall Farm Road, Map 16 Lot 8 in the Commercial/Industrial Zone.

The Board also discussed the application by Daniel Stacy to do wood processing on his lot. The biggest concern with that site is the drainage that was buried without permits.

A new application for a site plan submitted by AT&T Mobility, by Nanepashemet Project Management, Inc. for a proposed 150 foot tall AGL (Above Ground Level) Monopole with twelve panel antennas and associated equipment and equipment shelter, and diesel generator and fencing to be located on property owned by Atkinson Farm, Inc. at 85 Country Club Lane, Map 1 Lot 12 in the RR2/SCR Zone.

Stantec completed the completeness review within the 30 day clock. The biggest concern is that they are not zoned for a cell tower. They will be before the Zoning Board of Adjustment next week. The chairman of the Zoning Board of Adjustment is concerned that the Zoning Board of Adjustment is able to grant a use variance.

There are two new alternate members for the Zoning Board of Adjustment, Bill Friel, and Bob Robichek. They have both applied and the Selectmen have appointed them.

Chairperson Killam read from RSA 91:3 - nonpublic sessions.

Member Paul DiMaggio made a motion that the Atkinson Planning Board go into nonpublic session under RSA 91-A:3 II-c at 8:50 PM in order to discuss contractors not following town regulations, which may result in legal action by the Town. Vice Chairman Mike Turell seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 5/0/1 with one member absent.

Member Paul DiMaggio made a motion to end the executive session at 9:05 PM without a decision. Vice Chairman Mike Turell seconded the motion. Vote: 5/0/1 with one member absent.

No decision was made.

The Board returned to a discussion of the cell tower application and how to grant a dimensional variance.

Chairperson Killam asked if the Board wanted to continue to have workshops in July, August and September.

Member Mike Turell made a motion to discontinue Atkinson Planning Board workshops on the first Wednesday of the month for July August and September. Mr. Paul DiMaggio seconded the motion. All members present voted in favor. Vote: 5/0/1 with one member absent.

Minutes (cont'd):

May 21, 2014

Page 5 - should say Member Tim Dziechowski remarked that the issue of zone buffer setbacks would be addressed at the Conservation Commission meeting in two weeks and the Conservation Commission is recommending that the Zoning Board of Adjustment grant relief. Change the word buffers to zone buffer setbacks.

Page 6 - the last line should say power comes from Public Service Company of New Hampshire

Page 8 - should say Julie LaBranche suggested that the Board consider this as a project of regional impact

Page 2 - 9 lines from the bottom, strike the sentence add Mr. Lavelle said...all that is left for review by the engineers.

Mr. Mike Turell made a motion to accept the minutes of the May 21, 2014 meeting of the Atkinson Planning Board as amended and corrected. Mr. John Wolters seconded the motion. All members of the Atkinson Planning Board present vote in favor. Vote: 5/0/1 with one member absent.

Chairperson Killam requested a motion to adjourn.

Member John Wolters made a motion to adjourn the June 4, 2014 meeting of the Atkinson Planning Board at 9:30 PM. Member Mike Turell seconded the motion. The Atkinson Planning Board voted all present in favor. Vote: 5/0/1 with one member absent.

The next Planning Board meeting will be a public hearing Wednesday June 18, 2014.