

**ATKINSON PLANNING BOARD MEETING  
MINUTES  
WEDNESDAY, NOVEMBER 4, 2015**

**Members Present:**

Sue Killam, Chair  
Mike Turell, Vice Chair  
Paul DiMaggio  
John Wolters  
John Feuer  
Ted Stewart

**Other's Present:**

Steven Keach, Keach Nordstrom Assoc.  
Julie LaBranche, Rockingham Planning  
Paul Carideo, Dubai Engineering

**Call to order:**

Chair Killam called the meeting of the Atkinson Planning Board to order on Wednesday, November 4, 2015 at 7:51 pm.

**Discussion:** Northern Realty Trust and or Eastern Seaboard - there was a surety, the question is does the Town have to return it. Mr. Keach will pull his files. Mr. Turell can look up the reason for the surety. Another question is, will the second building be built on the lot. If he does release it, and decides to continue with the site plan, he will have to appear before the Board with an new application. In order to release the surety, Mr. Keach recommends something in writing from the applicant stating that he has been released from the bond Planning Board.

**Correspondence:**

- Letter from Rockingham Planning re Senate Bill calendar.
- RPC Legislative Forum November 18, 2015 6:00 - 9:30 pm.
- Letter from Keach Nordstrom dated November 2, 2015 regarding Non-residential Site Plan Review Application Black Dog Builders Investment Holdings, LLC dated November 2, 2015

**Public Hearings: 8:00 PM**

1)Application for amended Site Plan submitted by The Dubai Group for Black Dog Builders Investment Holdings, LLC to add a Loading Zone, additional parking, dumpster storage and install underground propane tanks on property located at 14 Industrial Way, Map 16 Lot 49 in the CI Zone.

**Abutters:** Keith and Michelle Wolters, Black Dog Builders Investment Holdings, MYA Victoria, LLC, Gagnon Realty Trust, James Gagnon, Trustee; Bryan and Cheryl Castle Trustees of the Bryan Castle Trust, Ruby Holdings, LLC, Douglas McGuire, Professional Engineer, the Dubai Group, Tim Ferwerda, Soil Scientist, Meridian Land Services

Paul Carideo came before the Board to present the revised plans. Mr. Carideo gave the Board a copy of the sheet plans revised October 30, 2015 and a Drainage Memorandum with attached calculations. The Atkinson Planning Board reviewed the plans. Mr. Carideo explained that the applicant has added more parking. The roof drain is proposed to be cut and capped. A berm has been created that contains all the flood event drainage.

Mr. Carideo has labeled the proposed propane tanks, corrected some typos and addressed all comments in the letter from Keach Nordstrom.

Mr. Keach reviewed his letter of November 2, 2015 and addressed the issue of flooding. At a 25 year event the hydrocap calculation has a maximum surface elevation of 208.39 feet. The crest of the berm the applicant is building is 208.5 feet. There is a knot to control the discharge. The water discharges to the South/Southwest onto the Ruby Holdings site.

Ms. LaBranche commented that the culvert could be buried when it is plowed and a sign should be posted. A culvert marker can be placed.

Mr. Keach commented that a surety can be posted for the driveway permit.

Member John Wolters recused himself from the vote.

**Vice Chair Mike Turell made a motion to approve the Application for amended Site Plan submitted by The Dubai Group for Black Dog Builders Investment Holdings, LLC to add a Loading Zone, additional parking, dumpster storage and install underground propane tanks on property located at 14 Industrial Way, Map 16 Lot 49 in the CI Zone with the addition of the culvert marker for the storm drain from the roof. Member Ted Stewart seconded the motion. All members of the Atkinson Planning Board present voted in favor with Member John Wolters recused and Member John Feuer stepped off. Vote: 4/0/1.**

**Old Business:** None.

**Other Business:** None

**Other:** None.

Chair Killam requested a motion to adjourn.

**Vice Chair Turell made a motion to adjourn the November 4, 2015 meeting of the Atkinson Planning Board. Member Ted Stewart seconded the motion. All members of the Atkinson Planning Board present voted in favor. Vote: 6/0/0.**

Chair Killam adjourned the November 4, 2015 meeting of the Atkinson Planning Board at 8:40pm.

The next Planning Board meeting is on Wednesday, November 18, 2015.