

ATKINSON PLANNING BOARD
Atkinson, New Hampshire

Public Hearing/Workshop Meeting
Wednesday, January 19, 2005

Present: Susan Killam, Chairman; Michael Fletcher; Harold Morse; Nicole Cheney
Alternates: Ted Stewart; Donna Sullivan; John Miller
Ex-Officio: Phil Consentino, Selectman

Ms. Killam called the meeting to order at 7:40 PM.

Mr. Consentino made a motion to move the Correspondence and the Approval of Minutes to the last part of the meeting. Ms. Cheney seconded the motion. Motion approved unanimously.

Ms. Cheney stepped off the Board.

PUBLIC HEARING

New Application:

Derek Russell, Hilltop Business Center, Application for Formal Consideration and Approval of an Amended Commercial Site Plan to add a 10' x 18' addition to existing building located at 11 Industrial Way, Map 16, Lot 47, CI Zone.

The abutter's list was read. There were no abutters, applicants or presenters present.

This plan came in for a building permit that was denied. Ms. Killam reviewed information provided by Steven Keach. A technical review was done. Based on the understanding of the proposed amendment, the 180 sq.ft. addition, off the easterly side of the existing 15,000 sq. ft. office/warehouse facility, to house a piece of new equipment is eligible for approval under the provisions of Section 1110 of the Site Plan Review Regulations, in that this amendment appears to represent a minor change to the previously approved and constructed site plan. This small addition will not necessitate the issuance of new state project permits or amendments to any previously issued state project permits.

Zoning Matters: This proposal appears to fully conform to all applicable requirements of the Zoning Ordinance as presented.

Planning & Design Matters: It was recommended that the final amended plan submitted to the Board for signature upon approval be revised as follows:

- 1) To correct the street address in Note 1.
- 2) To update the lot coverage specified in Note 2.

- 3) To include a plan revision date corresponding to the date of the current application and to update the names of the current property owner and abutters so as to correspond to information on the current abutter's list attached to the application.

Ms. Sullivan observed that Note 2 mentioned in Planning & Design Matters #2 should be Note 3. Mr. Fletcher asked if the building should be sprinkled. This building will house the motor to a conveyer system, which is probably electric.

Ms. Killam suggested that this hearing be moved until later in the meeting to allow time for the applicant to arrive.

Mr. Miller made a motion to continue this hearing to 8:10 PM. Ms. Sullivan seconded the motion. Motion approved unanimously.

Ms. Cheney returned to the Board.

Correspondence

Incoming

1. State of NH Office of Energy dated 12/29/04 re: Personal Wireless Facilities Map Update.
2. Selectmen minutes dated 11/22, 12/7, 13, 20, 2004.
3. Memo from Frank Polito dated 1/14/05 re: Proposed Zoning Change.
4. Lewis Builders to Chief Murphy dated 1/11/05 re: Proposed Alternative Residential Design Buildings.

Outgoing:

1. Proposed Zoning Amendment to the Town Clerk for the ballot.

APPROVAL OF MINUTES - November 17, December 1,15,22, 2004, January 4 & 5 2005.

The minutes of November 17, 2004 were reviewed.

Mr. Fletcher made a motion to approve the minutes of November 17, 2004 as written. Mr. Sullivan seconded the motion. Motion approved unanimously.

The minutes of December 1, 2004 were tabled to later in the meeting. Not enough members were present at this time.

The minutes of December 15, 2004 were reviewed and the following corrections were made:

Page 4, last paragraph, Add new second sentence. At this time Mr. Earley left the meeting in protest.

Page 4, 2nd paragraph, correct spelling of the word 'enact'

Page 6, between the 1st and 2nd paragraph, add 'Mr. Earley returned to the Board.'

Mr. Fletcher made a motion to approve the minutes of December 15, 2004 as amended. Ms. Sullivan seconded the motion. Motion approved unanimously.

The Board returned to the Public Hearing and Ms. Cheney stepped off the Board.

Mr. Steven Lewis stated that this plan was submitted for discussion because there was a question whether this was an amended site plan or a minor change. Missing from this Site Plan is a slight mathematical change on the coverage. Mr. Lewis submitted this plan with some of the changes recommended by Mr. Keach. The difference between the present plan and the previous one is that the abutters are brought up to date and the change on the coverage.

The business is a storage and limited assembly circuit board business. The addition is to accommodate conveyer equipment. The addition will be sprinkled. Mr. Lewis will put in Bollard's.

Mr. Lewis will correct the plans as recommended by Steve Keach before the plan is brought in for signing. Some of these changes have already been made. Ms. Killam asked if this would be put on a Mylar. Mr. Lewis stated that this is a minor change and probably will not be recorded. T.F. Moran will decide this.

Mr. Miller made a motion to take this plan under jurisdiction. Mr. Fletcher seconded the motion. Motion approved unanimously.

Mr. Miller made a motion to approve the Application of Hilltop Business Center for Formal Consideration and Approval of an Amended Commercial Site Plan to add a 10' x 18' addition to existing building located at 11 Industrial Way, Map 16, Lot 47, CI Zone with the following conditions. The building will be sprinkled, installation of the Ballard's, and any recommendations contained in Mr. Keach's letter dated January 19, 2005. Mr. Fletcher seconded the motion. Motion approved unanimously.

Ms. Killam complimented Mr. Lewis on the front of the building downtown that he renovated. He said the barn is very unique to Atkinson. The copula will be lit at night and new landscaping has been added and a new sign. He announced that Laurie Jordan will be his anchor tenant.

This hearing was closed at 9:30 PM
Ms. Cheney returned to the Board.

APPROVAL OF MINUTES - Continued from earlier in the meeting.

The minutes of December 22, 2004 were reviewed and the following correction made:

Page 2, 3rd full paragraph, 2nd sentence add 'to' before Attorney Kalman.

Mr. Fletcher made a motion to approve the minutes of December 22, 2004 as amended. Ms. Cheney seconded the motion. Motion approved. Mr. Morse abstained.

The minutes of December 1, 2004 were reviewed.

Mr. Morse made a motion to approve the minutes of December 1, 2004 as written. Mr. Fletcher seconded the motion. Motion approved. Ms. Cheney abstained.

The minutes of January 4, 2005 were reviewed.

Mr. Miller made a motion to approve the minutes of January 4, 2005 as written. Mr. Fletcher seconded the motion. Motion approved. Ms. Cheney and Mr. Morse abstained.

The minutes of January 5, 2005 were reviewed.

Mr. Miller made a motion to approve the minutes of January 5, 2005 as written. Mr. Fletcher seconded the motion. Motion approved. Mr. Morse abstained.

Mr. Morse made a motion to adjourn. Ms. Cheney seconded the motion. Motion approved unanimously.

Next scheduled Planning Board meeting February 2, 2005.

APPROVED _____ Respectfully submitted,

Carol Kater