

ATKINSON PLANNING BOARD
Atkinson, New Hampshire

Public Hearing/Workshop Meeting
Wednesday, March 16, 2005

Present: Susan Killam, Chairman; Paul DiMaggio, Vice-Chairman (7:45); Harold Morse (7:45); Mike Fletcher (7:48)
Alternates: Donna Sullivan; Ted Stewart (8:05); Joseph Guishard; John Miller; Tim Dziechowski
Ex-Officio: Selectman Jack Sapia
Town Engineer: Steve Keach (7:43)

Ms. Killam called the meeting to order at 7:30 P.M.

Correspondence

Incoming

1. Keach-Nordstrom Associates dated 3/7/05 re: Copy of Statement for Coventry Road plan services.
2. Keach-Nordstrom Associates dated 3/14/05 re: Dear Run Road estimate for review.
3. Haverhill Legal Notices for meetings dated 3/15/05 and 4/5/05.
4. Copy of Plan Survey prepared for Veronica Riley & Mark Ellison on property Map 2, Lot 41.
5. Selectmen Minutes dated 1/10, 2/14/05.
6. Jesse Page Estates, Phase 2, dated 3/11/05 re: updated bond.

The existing Master Plan on CD has arrived. Mr. Miller stated that this would be posted on web site if possible.

APPROVAL OF MINUTES - March 2, 2005

The minutes of March 2, 2005 were reviewed.

Mr. Miller made a motion to approve the minutes of March 2, 2005 as written. Ms. Sullivan seconded the motion. Motion approved unanimously.

DISCUSSION - Ballot results of March 8, 2005

Ms. Killam expressed surprise that the Wetlands Ordinance did not pass. Speaking to the television audience she noted that this article was the result of 2 years of work with the Conservation Commission to try to improve our existing wetlands ordinance. A document was distributed by Carol Grant which, she felt seriously misrepresented the content of the article and the intent. She would like to further educate the people as to why it was presented on the ballot and to overcome some of the incorrect items that were written in the letter; especially residents that made their decision based on this letter. Ms. Killam felt that Carol Grant did not absorb the article before commenting on it and never participated in the process to develop the article. It was noted that Carol Grant, according to her own admission, never attended a meeting or watched it on TV. The Board would like to educate the public and put it on the agenda for next year. Educational material will be sent to residents from the Conservation Commission next year.

Mr. DiMaggio was also surprised and hoped that next year the article will not have as many pages in the ballot. He felt that residents could not read or understand the article. Mr. DiMaggio noted that this article was a lot of work and would not be surprised if Mr. Kukshel does not want to work on this another year. Mr. DiMaggio agreed that it should be promoted next year.

The letter from Carol Grant states that the buffer zone is being slashed from 100' to 50', which is incorrect information, ecologically significant areas are being increased to 150'. Mr. Keach suggested a simple ballot with the text being available on tables should the people want to read it for next year.

Mr. DiMaggio was also surprised that the elderly housing article did not pass. He felt that the Board should commission a study of the financial cost benefiting analysis. It is not in our budget but Mr. DiMaggio felt that the petitioner might absorb the cost. He felt that this was a loss to the community.

Public Hearings opened at 8:05 P.M.

PUBLIC HEARINGS:

1. Brian & Cheryl Castle, Northeast Metal Spinning submission of an Application for Formal Consideration and Acceptance for an Amended Commercial Site Plan to add a 4,000 sq.ft. Warehouse Storage Addition on existing building located at 13 Industrial Way, Map 16, Lot 48, CI Zone.

The abutter's list was read. Present: James Lavelle & Associates; Steven Cummings, PE; Town of Atkinson

Mr. Cummings presented this existing site on Industrial Way. Proposed is a 4000-ft. addition, driveway to be paved, to be used for truck access to the rear of the building. The building presently manufactures metal products and transports out of this building daily. The proposed building will be used as a storage warehouse for incoming materials. The site has a couple of small wetland areas. The Zoning Board of Adjustment has granted a variance to be 75' away from the wetlands. There are approximately 10 employees and there are more than enough parking spaces.

Mr. Keach's letter was reviewed and he noted that this is a well-prepared site plan. No state permits are required. He recommends that a performance bond be obtained.

Zoning Matters: Note 15, Sheet 1 - note that they did receive a variance for the wetland setback. No. 6) It is recommended the landscape design plan provided on Sheet 2 be expanded. The plant list provided should specify the size of each required planting per Section 690:4 and the front landscape strip and interior landscape requirements of Sections 690:6 and 690:7 of the Site Plan

Regulations. Mr. Keach noted that the applicant is trying to get the site into compliance with the current regulations when this is a grandfathered site and is about two trees short.

Voting Members: Mr. Guishard, Mr. Morse, Ms. Killam, Mr. DiMaggio, Ms. Sullivan, Mr. Stewart, Mr. Fletcher.

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

Mr. Morse made a motion to grant a waiver to Section 690:4, 690:6, 690:7 to allow two less trees on the site. Mr. DiMaggio seconded the motion.

Discussion: Mr. DiMaggio noted that the applicant should not be absolved of this responsibility and that they should be in compliance with what is shown on the plan.

Motion approved unanimously.

Mr. Fletcher questioned if there was room for a fire truck to get around the building. It was noted that these buildings were sprinkled and this is not required. Plans should go to the department heads and the fire chief can review it. Discussion continued on whether or not a performance bond is required. The Board determined that a performance bond would be necessary.

Mr. Morse made a motion to approve the plan of Northeast Metal Spinning for an Amended Commercial Site Plan to add a 4,000 sq.ft. Warehouse Storage Addition on existing building located at 13 Industrial Way, Map 16, Lot 48, CI Zone with the following conditions: 1) Add notes for the waivers granted; 2) Provide a Statement of Intent signed by the owners; 3) Provide a sound level note; 4) Compliance with the Planning & Design Matters in Mr. Keach's letter. Mr. DiMaggio seconded the motion.

Mr. DiMaggio amended the motion to add the posting of a Performance Bond and a satisfactory recommendation from the Fire Department as a condition. Mr. Morse seconded the motion. Amended motion approved.

Mr. Morse opposed.

Vote of the Motion: Motion approved unanimously.

The hearing was closed at 8:35 P.M.

The next hearing was opened at 8:37 P.M.

Ms. Killam stepped off the Board and Mr. DiMaggio took the chair.

2. Lavelle Associates for Austin Realty Trust, William Bartlett, Trustee - Submission of a 3 Lot Residential Subdivision Plan for Formal Consideration and Approval. Subject Property is 22.26 acres located on Deer Run Road, Map 16, Lot 1, RR3 Zone.

The abutter's list was read. Present: Austin RT, W. Bartlett, Trustee; Sandra Tomasi; Gary Sherman; Dean & Susan Killam; James Lavelle Associates; Steve Cummings; Town of Atkinson

Mr. Lavelle presented. What is proposed is to extend Deer Run Road about 300' to create 3 building lots. The lots will be served by their own septic and well. State Subdivision Approval has been received. No dredge and fill is required. The existing cul de sac will be removed and a new one will be added 300' beyond the existing cul de sac. There are no items in Mr. Keach's letter that cannot be addressed. There is a large wetland area at the rear of the site and the continuation of the road beyond the proposed point would not be possible. The wetland area will not effect one of the lots and there will be no wetland crossings. The Board discussed the buildable areas in regards to the wetlands.

The hearing was opened to the public.

Gary Sherman asked when the actual building would begin. Mr. Lavelle reviewed the plans and gave his projections. He showed Mr. Sherman the buildable areas. Mr. Sherman asked if the underground utilities would be continued through and Mr. Lavelle stated that this is proposed. Mr. Sherman asked how it could be assured that no pole would go up. Mr. DiMaggio requested that the utility information be noted on the plan and included in a footnote on the front of the plan as well. Mr. Stewart asked if the owner needs permission from the Board of Selectmen to remove the cul de sac and asked if the rift raft could be changed in that area as a courtesy. Mr. Keach stated that it needs to be in that location and explained the reason for this. Mr. Keach stated that they are completely redoing the cul de sac because they are changing the vertical alignment of the road. Approximately 225' of the road will be rebuilt.

In response to a question by Mr. DiMaggio, Mr. Keach stated that the original subdivision plat that created the subdivision carries a 50' right of way to the property line and goes around the cul de sac.

Ms. Killam had a question about the reconstruction of Deer Run Road and if that will involve the resetting of all the underground utilities and must permission be obtained from the Selectmen. Mr. Keach stated that there would be some resetting and that the utilities are in the public right of way and the bonding amount will take all of this and the reconstruction into account.

Mr. Stewart and Ms. Sullivan responded to an emergency call at 9:00 P.M.

Mr. Sherman asked about the utility box at his property and asked if the construction from that box would affect his driveway. The response was that it wouldn't.

The hearing was closed to the public.

Mr. Keach's letter was reviewed and he noted that this was a well-prepared plan. One state permit is required. A full bond is required for the full value of the roadway construction.

Zoning Matters: A note should be added to the plan that all Impact Fees must be assessed at the time of Planning Board Approval and payable upon Certificate of Occupancy re: Senate Bill 14 which changes RSA 674:21.

Planning and Design issues are minor. Item 3 - Test Pit Data and Soil Based Lot Sizing Calculations - Mr. Keach requested a copy of these computations. The Planning Board did receive a copy and a copy will be forwarded to Mr. Keach. Item 5 - Mr. Keach requested some driveway profiles. Mr. Keach requested an underdrain be constructed on both sides of the road.

In response to a question from Mr. Sherman there are no lots sold and there is no time frame for construction. Mr. Sherman had safety issues when construction begins and requested speed bumps be installed to slow construction vehicles down in this residential neighborhood. He stated that the neighborhood children are used to playing on a street with little traffic and had concerns about their safety. Discussion followed on the use of speed bumps. Mr. Morse felt that speed bumps could damage construction vehicles and it wasn't fair to construction workers. The Board suggested signage to slow trucks down and to post as a 'construction zone'. Police presence was also suggested. Mr. Keach noted that speed bumps could also draw children into the streets with bikes to use them as a ramp. Mrs. Sherman was concerned with drivers who do not know the area and don't realize that these children are not used to large vehicles coming down their street. Selectman Sapia felt that temporary speed bumps and signage would be appropriate for this area while this road is under construction. The consensus of the Board was temporary speed bumps and signage. Smaller speed bumps are available as well as a 'speed table'. Mr. DiMaggio noted that this is the first time he has heard of a three-lot subdivision needing speed bumps and signage but did ask the applicant to consider these items. He noted that the Planning Board couldn't require this.

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

Mr. Morse made a motion to send the plans to all Department Heads. Mr. Fletcher seconded the motion. Motion approved unanimously.
Mr. DiMaggio requested that the Police Chief advise the Board on the possibility of temporary speed bumps & signage during construction.

The Board scheduled a site walk for April 13, 2005 at 6:00 P.M.

Mr. Morse made a motion to continue this hearing to the site walk on April 13, 2005 at 6:00 p.m. and to the Public Hearing on April 20, 2005. Mr. Fletcher seconded the motion. Motion approved unanimously.

Mr. Morse asked if an easement to access the properties walking trails could be provided. The developer stated that they could relocate the trail to the edge of the wetland. Ms. Killam noted that the subdivision interrupts the trail system.

The hearing was closed at 9:30 P.M.
Ms. Killam returned to the Board.

DISCUSSION - Ballot results of March 8, 2005

The ballot results were discussed previously. Ms. Killam wondered how much the letter from Carol Grant impacted the vote. The ordinances that failed on the ballot will be worked on at a workshop session.

Mr. Miller is working on the possibility of conducting some of the surveys in the Master Plan electronically on line. For \$350.00 a year subscription offers unlimited surveys. Mr. Guishard felt that electronically filing a survey is reaching a specific population and felt that paper surveys, sent to each home would reach more of the population. Mr. DiMaggio agreed that we should use every tool we have. This discussion will be resumed at a later date.

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

The meeting was adjourned at 9:40 P.M.
Next scheduled Workshop Meeting April 6, 2005.

APPROVED _____ Respectfully submitted,

Carol Kater