

ATKINSON PLANNING BOARD
Atkinson, New Hampshire

Public Hearing/Workshop Meeting
Wednesday, April 6, 2005

Present: Susan Killam, Chairman; Paul DiMaggio, Vice-Chairman; Chuck Earley; Mike Fletcher
Alternates: Donna Sullivan; Ted Stewart; John Miller; Tim Dziechowski
Ex-Officio: Selectman Jack Sapia

Ms. Killam called the meeting to order at 7:35 PM.

Correspondence

Incoming

1. Keach-Nordstrom Associates Statement dated 2/10/05 re: outstanding balance on Providence Hill Farms project.
2. Keach-Nordstrom Associates dated 3/17/05 re: review estimate for Northeast Metal Spinning Project, 13 Industrial Way.
3. Keach-Nordstrom Invoice dated 3/7/05 re: Hodgson review.
4. City of Haverhill Legal Notice for meeting of 3/15, 4/5 and 4/13/05.
5. Selectmen minutes dated 1/10, 2/14, 2/28, 3/14 and 3/21/05.
6. Rockingham Planning Commission letter dated 3/25 re: Town representative appointments for 2005.
7. Rockingham Planning Commission letter of 3/31/05 re: Yearly dues.

Mr. Fletcher made a motion to pay Rocking Planning Commission the amount of the yearly dues - \$5,591. Mr. Earley seconded the motion. Motion approved unanimously.

8. Planning Board Budget printout dated 3/31/05.
9. Memo from Russel McAllister dated 4/5/05 to Chairman re: Appointment recommendations.

Outgoing

1. Legal Notice for meeting of 4/6/05.
2. Memo to Department Heads dated 3/17/05 re: Review of Deer Run Subdivision.
3. Mr. & Mrs. Brian Castle dated 3/31/05 re: Approval of Amended Commercial Site Plan, 13 Industrial Way, Map 16, lot 48.
4. Legal Notice for meeting of 4/20/05.

The Public Hearing was opened at 8:05.

PUBLIC HEARINGS:

SFC Engineering Partnership for Rock Ridge Development, LLC submission of an Application for Formal Consideration and Approval of a Commercial Site Plan to construct an 8000 square foot garage, 2000 square foot office building and outdoor storage areas on 11.77 Acre property located on Route 111, Map 20, Lot 35-1, CI and RR3 Zones.

The abutter list was read. Present: Rock Ridge Development, Town of Atkinson, Vincent Delsenore, SFC Engineering Partnership.

A quick overview of the Site Plan took place. This is a contractor yard with a small office building. The garage will be used to store equipment. There is some exterior parking for equipment at the back of the lot.

It was determined that relief from wetland setbacks to the office building from the Zoning Board of Adjustment would be needed.

Following a short discussion the Planning Board rejected the application based on the fact that it does not meet zoning regulations, i.e.: wetlands setback.

Mr. Fletcher made a motion to not take this plan under jurisdiction because it does not meet setback regulations. Mr. DiMaggio seconded the motion. Seven members voted. Motion approved unanimously.

This plan will go the Zoning Board of Adjustment on April 13, 2005 and will return to the Planning Board on April 20, 2005.

Mr. DiMaggio made a motion to continue this hearing to April 20, 2005. Mr. Earley seconded the motion. Motion approved unanimously.

The Public Hearing was closed at 8:15 PM.

DISCUSSION - Master Plan Update Schedule, Status, Funding and RPC participation and survey methods.

Mr. Miller reported that Master Plan members are listed on line, their contact information may not be. The Master Plan web site is atkinsonnh.net. It is interactive and will have links and e mail capabilities. Mr. Miller reported that the minutes will be posted as well as the agenda. The current Master Plan is up as well. The biggest challenge is to determine which Master Plan is the official one. Ms. Killam reported that Linda Jette has the official/original Master Plan, which was signed by the members of the Planning Board at that time. Mr. Miller is looking for pictures that can be put on the site. Mr. DiMaggio and Mr. Morse will gather whatever information they may have from the last update. They are working on obtaining a link to the town web site and a link to the definition of what a Master Plan is off the State web site and another link that points to all of the sections on line that are in the Master Plan.

DISCUSSION - Planning Board Membership

The Board discussed the Planning Board Membership. The Board discussed appointing Ted Stewart as a regular member, Nicole Cheney must resign or step back to an alternate position formally because her term is not up before this can happen.

Ms. Killam will review the openings on the Board and make a recommendation to Selectmen.

Mr. Miller left the meeting at 8:30 PM.

Reminder: A Site Walk to Deer Run is scheduled for next Wednesday, April 13th at 6:00 PM for Austin Realty Trust Subdivision.

APPROVAL OF MINUTES - March 16, 2005

The minutes of March 16, 2005 were reviewed and the following corrections were made:

Page 1, '**Discussion**' - third sentence from the bottom to read 'It was noted that Carol Grant, according to her own admission, never attended a meeting or watched it on TV'.

Mr. Fletcher made a motion to approve the minutes of March 16, 2005 as amended. Mr. DiMaggio seconded the motion. Motion approved. Mr. DiMaggio abstained.

It was discussed at the Selectmen's meeting about High Hill Road wanting to become a town road. Ms. Killam was concerned that, while we create all these private roads in town, that many years from now people will forget that these roads are covenanted as private roads and they are never going to be town roads. Mr. Stewart stated that High Hill Road was a residential driveway. Discussion followed on who owns the unpaved right of way. Ms. Killam hoped that someone is going back to do deed research on this and not just reacting to five people requesting their road be upgraded to town specs and accepted by the town. Mr. Stewart added that roads that have gone from private to public in the past ten years have not had any stipulations in their deed. Mr. Stewart agreed that this is a real problem. Mr. Stewart felt that High Hill Road would be on the ballot in March. The difficulty will be the liability with the intersection and the legal limitations to the right of way itself. Mr. Stewart noted that the residents would be responsible for the cost of bringing High Hill to specs. The road is maintained as a fire lane at this time. Mr. Stewart hoped the Highway Department would review all the fire lanes in Atkison.

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

Next scheduled Public Hearing Meeting - April 20, 2005.

APPROVED _____ Respectfully submitted,

Carol Kater