

**ATKINSON PLANNING BOARD**  
**Atkinson, New Hampshire**  
**Planning Board Workshop**  
**April 7, 2010**

**Present:** Sue Killam, Chairman; Paul DiMaggio, Vice Chairman; Regular Members: Tim Dziechowski, , Ted Stewart; Alternate Members: John Wolters, Mike Turell  
Palmer Gas/Elmer Oil: Charles "Bill" Ermer, Jim Kryczwicki

Sue Killam called the Workshop to order at 7:45 p.m.

**Workshop:**

Mr. Kryczwicki of Palmer Gas has a site plan of Palmer Gas/Elmer Oil, Hall Farm Rd. where they propose to place an 18,000 gallon tank near an existing pavilion where they work on tank repairs. Palmer Gas is presently doing this but have a "Greener" way of transferring gas from the tanks to temporary storage. The issue is pumping to empty a tank; there is a vapor that is left in the tank and is then released into the atmosphere. They propose to change the amount of vapors released by using a compressor which will cut down the emissions to approximately 20 lbs. from a 1,000 gallon tank. The vapors are dispersed and there is no threat to the environment but this new method would keep the gases contained. Fire Chief Mike Murphy has looked at the site and is okay with the new plans as the setbacks from the lot lines need to be 50' feet and the proposed plans are 65' feet.

The proposed plan is to pour a concrete pad with blocks and footings to hold a tank that is 41 feet long. This would all be above ground. Bob Jones had suggested that Palmer Gas attend the Planning Board Workshop.

John Wolters asked about the compressor size and Jim of Palmer Gas stated that they use a small compressor that is housed on a small wagon and that there would be no change in size other than it being permanent.

Sue Killam asked if the Board wants them to do a formal site plan.

Paul DiMaggio has concerns about venting less gases. Jim of Palmer Gas stated that there are prevailing winds that blow down towards the pond by Industrial Drive behind Palmer Gas.

Paul read from the Site Plan ordinance, a minor site plan change. According to the ordinance all abutters need to be notified, but a hearing does not need to be held unless requested by the applicant or an abutter.

Ted Stewart stated that they are improving the use and not actually changing the structure.

**Paul DiMaggio made a motion to agree that this is a minor change; and Mike Turell seconded the motion all members voted in favor that this is a minor change.**

Sue stated that there needs to be a legal notice placed in the paper and a notice sent to all abutters. Applicant is to pay for the notices \$7.00 p/abutter and \$92.58 for the legal notice in paper.

## **CORRESPONDENCES**

### **OUTGOING:**

109 Maple Avenue -approved  
Tim received RPC approval.

### **INCOMING:**

Copy of a drdge and fill from DES on 8 Valcat Lane/Osborne and the existing Dock issue

There are two issues :

- 1) How long have the docks been there?
- 2) Dates and purpose of plot plan in application; not an "as built" representation. Tim stated that there is a DVD that establishes the reference lines of the shore line from the water and aerial photos as well that document the existence of structures at the shoreline at certain times.

### **OLD/NEW Business:**

Dunkin Donuts on Route 111 has a 30 day occupancy certificate. Dunkin Donuts has recently placed erosion control matting. Dunkin Donuts was to place 5' foot Arborvitae trees but found it was ledge and they are to erect a Stockade fence on the hill. This is located on the top of the slope to the rear. The homeowner next door seems agreeable as the head lights shine in the windows.

The concern where the pond is that so far there has been no siltation in the pond. Aaron (Stantec) is to get details. Town Engineers have also inspected and verified these conditions.

Traffic Light - DOT -work should start in August.

Kip Cam/Island Pond Corner Pizza shop is to be going in.

Mike Turell made motion to adjourn the workshop at 9:08 p.m. Paul DiMaggio seconded the motion and a unanimous vote was made to adjourn workshop.