

**ATKINSON PLANNING BOARD**  
**Atkinson, New Hampshire**

**Public Hearing Meeting**  
**Wednesday, May 18, 2005**

**Present: Susan Killam, Chairman; Chuck Earley; Harold Morse; Mike Fletcher (7:45)**

**Alternates: Donna Sullivan; Ted Stewart; Joseph Guishard; Tim Dziechowski**

**Ex-Officio: Selectman Jack Sapia**

**Town Engineer: Steven Keach**

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

Correspondence

Incoming

1. Sumner Kalman dated 5/3/05 re: Town of Atkinson v. Contractors Bonding & Insurance Co.
2. FAX from Patricia Goodridge dated 5/5/05 re: Master Plan, Conservation Land and \$\$, Trailways and what to do with resident elders.
3. Comprehensive Environmental Inc. dated 5/5/05 re: Phase II Regulatory Requirements.
4. Keach Nordstrom Assoc. dated 5/6 re: Outstanding review fees on Providence Hill Farms Lot Line Adjustment Plan.
5. Keach Nordstrom Assoc. dated 5/7/ re: Outstanding review fees on Hodgson Subdivision Plan.
6. Keach Nordstrom Assoc. dated 5/9/05 re: Estimate for Site Plan Review on Rock Ridge Development.
7. City of Haverhill Legal Notice for meeting of 5/31/05.
8. Selectmen Public Hearing for Discretionary Preservation Easement 6/6/05.
9. Keach Nordstrom to James Hanley dated 5/15/05 re: Little River Estates revised drawings for reinforced concrete headwalls.

**APPROVAL OF MINUTES - May 4, 2005**

Susan Killam, Chuck Earley, Michael Fletcher and Tim Dziechowski reviewed the minutes of May 4, 2005.

The following correction was made:

Page 2, New/Old Business, first sentence, remove 'for elderly housing' and replace with 'in the RRRCD District.'

**Mr. Earley made a motion to approve the minutes of May 4, 2005 as amended. Mr. Fletcher seconded the motion. Motion approved.**

The Public Hearing was opened at 7:55 P.M.

Public Hearing - Continued from April 20, 2005

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

The abutter's list was read. Present: Rock Ridge Development, LLC, Town of Atkinson, Vincent DeSignore, and SFC Engineering Partnership, Inc.

The applicant has received a variance from the Zoning Board of Adjustment which allows the septic leach field 66' to wetlands as opposed to the required 100' contingent upon the previous variance that was granted on June 13, 2001 to allow a living area on this commercial/industrial lot to be null and void. Under RSA 677:2 - a rehearing can be requested within 30 days.

SFC Development and Paul Busby, Rock Ridge Development, LLC presented. Plans were distributed to the Board and they were reviewed. Access to the property is from Rte. 111. A gravel driveway will be paved and paved parking areas will be provided adjacent to and across from the office and next to the garage. The rear portion of the site will be used for equipment and material storage. That portion of the property will be fenced to screen the view from the driveway. The area around the garage will be paved and the rest will have recycled asphalt placed on the ground, which will be used for truck parking. There will be heavy equipment on the site occasionally and material ranging in height.

There are a couple of wetland areas around the site to the north and off site to the east is a large wetland area. The Conservation Commission has reviewed these plans and wanted to be assured that the large wetland to the east remained protected and that the run off is being directed to on site areas. Proposed is some storm water treatment areas adjacent to the wetlands. There is a private well proposed at the south east corner of the property to service both buildings. There will be a fuel island with an above ground fuel tank in accordance with state and local requirements. The site has a driveway permit from the D.O.T. which, will be amended. Septic system approval is required by the state and this has been submitted for review.

The Town Engineer's letter was reviewed.

General Comments: Three state permits are required.

Zoning Matters: Some housekeeping issues were noted. 2) Article 800:3(h) establishes a 'fall zone' around the tower. The fall zone should be on the plan. 3) All variances received should be noted on the plan.

Planning/Design Matters: 1) It is recommended Sheets 1 through 4 and 6 of 9 depict all applicable zoning district boundaries over and in the vicinity of this site. 2) It is recommended the case number of the ZBA decision referenced in the text of Note 10 on Sheet 2 of 9, and the most recent ZBA decision be cited on the project plans. 3) The Certified Soil and Wetlands Scientist stamp sheet 2 of 9. 4) It is recommended that Sheet 3 of 9 depict the 150-foot buffer from the adjoining residential property line to the west under Section 645:1(a). 5) The plan shows a 'material storage' area and an 'equipment storage' area. It is recommended the full extent of the proposed 'material storage' area be defined on Sheet 3 of 9 by graphics or by dimensions; and the plans should address the 15-foot screened

area width requirement for 'outdoor storage' contained in Sections 645:1(e) and 645:2. 6) The proposed limits of clearing should be depicted and defined on Sheet 3 of 9. 7) The design radii of the proposed pavement curves and flares be specified on Sheet 3 of 9. 8,9,10) - minor issues. 11) Floor drains will be provided and will be connected to a holding tank. A detail of this should be added to the plan. 12) It is recommended the plans identify the location of an off-street loading space in the vicinity of the proposed garage. 13) A landscape design plan should be added to the plan. 14) A lighting plan should be added to the plan. 15) A septic system design plan should be added to the plan. 16) Fire Department review. 17) The plans should be expanded to indicate the proposed fuel storage facility is an above ground, rather than an underground storage facility. 18) The following should be added to the plan: The right-of-way width of NH Route 111, the house number of the subject parcel, a signed owner's statement, the proposed building heights and a maximum sound level note. 19) Complete the grading design of the northeast side of the office building. 20) A level spreader is planned and will discharge storm water onto an existing 2:1 slope. There is concern with erosion of this steep of a slope under the proposed flow condition. 21) It is recommended the pipe type and diameter of the water line specified on Sheet 4 of 9 be specified on this sheet. 22) It is recommended the driveway profile specify the slope of the proposed driveway pavement at its approach to NH Route 111. 23) It is recommended the plans be expanded to specify the construction for outlet protection aprons and incorporate information presented in the storm water management report. 24) It is recommended the typical catch basin detail provided on Sheet 7 of 9 be revised to delete references to barrel block construction, and to specify bedding material to be placed beneath these structures.

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

Voting Members: Mr. Sapia, Mr. Morse, Mr. Earley, Mr. Fletcher, Mr. Stewart, Ms. Sullivan.

Discussion: Conservation Commission was concerned with hazardous waste getting into the wetland to the east, with the fuel storage facility, and that the entire east and south parts of this lot are very steep and that everything around that drains into the major wetland. Mr. Dziechowski asked if there would be any kind of perimeter berm around this area. The response was that it is contained inside a concrete wall. Material storage will be inside the building. The Conservation Commission would like to make sure the level spreader drainage around the eastside does its job. There is vegetation available that can absorb chemicals.

Chuck Earley questioned what fuels would be on site. He was informed there would be diesel. Mr. Earley inquired as to whether the underground tank at their Pond Lane property would be coming out of the ground. Mr. Busby did not know. Ms. Sullivan raised a question on the tower. The tower should be more clearly

defined on the plan. Mr. Stewart noted that the snow storage area seemed to be in an area of concern to the Conservation Commission. Ms. Killam reviewed the road name 'Storage Way' which appeared on the assessor's card. Mr. Busby noted that he would like to have that changed.

Mr. Morse recommended the plan be forwarded to the Department Heads at this time for their review.

Ms. Killam opened the meeting to abutters. Mr. DeSignore noted the following concerns.

- No onsite processing
- Hours of operation
- Lighting plan
- Screening and buffering
- Height of building. Paul Busby stated that the building would be 28' to 30' in height.
- Diesel for on-site vehicles.

**Mr. Morse made a motion to continue the hearing for Rock Ridge Development to June 15, 2005. Mr. Earley seconded the motion. Motion approved unanimously.**

The hearing was closed at 8:35 P.M.  
The discussion was opened at 8:36 P.M.

#### **Discussion - Master Plan Update**

Chairman John Miller was not present. Virginia Busby, member of the Master Plan Committee reported that the last Master Plan meeting had been cancelled and informed the Board that Rockingham Planning is assisting the committee with the gathering of the latest documents. The committee would like to have more information regarding what Rockingham Planning does for their dues.

This discussion was opened at 8:45 P.M.

#### **Discussion - Steven Lewis re: Proposed Settler's Ridge Project change.**

Mr. Lewis explained that he would like to sell the remaining building lot, Map 12, Lot 22-1 as a single family as opposed to the approved senior housing. It has the entire frontage and setbacks and is in keeping with the cluster ordinance. He asked what had to be done to change this from multi family to single family.

The Board determined this change was minor but would require an application to amend the site-plan and legal notice should be given to abutters. Mr. Lewis stated that he would submit this plan change at the June public hearing meeting.

This discussion was opened at 9:00 P.M.

**Discussion - Mr. Brian Boyle and Mr. Peter Lewis - re: Proposed change to Jameson Ridge Subdivision Plan.**

Mr. Peter Lewis, representing Hampstead Area Water Co. (formerly Walnut Ridge) presented a sketch of the proposed hydrant system. It was reported that Mr. Boyle would like to do away with the fire access road that would allow fire trucks to go through to Woodlawn Ave. He reported that they had already discussed this with the Fire Chief and Road Agent. Mr. Earley reported that the Fire Chief approves of this idea and would write a letter confirming this. The Homeowner's Documents would have to be changed to undo the approved easement and to reflect the amended easement.

Mr. Killam informed Mr. Boyle that removal of the access road would be a minor amendment to the plan and would entertain further discussion at that time. This change requires a public hearing with legal notice to abutters. Chief Consentino noted that the access road was a primary discussion during the public hearings.

Mr. Stewart stated that he felt this would benefit the town by having water lines closer to the school. When the water line goes in the road agent would like to create a turn around. Ms. Killam asked the question 'what happened to the need for an emergency access to the back of Winslow Drive?' Mr. Consentino recalled that the access road was approved to go from Winslow Drive to Woodlawn Ave. because, if there was an emergency half way up Woodlawn Ave., and if emergency vehicles had to get to the top part of Woodlawn Ave., there would be the option of coming in through Winslow Ave. This will be addressed at the next hearing.

**Discussion - Mike Fletcher - Eastern Seaboard, etc.**

Mr. Fletcher raised a question regarding the Eastern Seaboard site on Industrial Way. A brief discussion followed with no resolution.

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

The meeting was adjourned at 9:30 P.M.  
Next scheduled Public Hearing - June 15, 2005.  
Master Plan Meeting - May 25 & June 8, 2005.

**APPROVED** \_\_\_\_\_ Respectfully submitted,

Carol Kater