

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

**Workshop Meeting**  
**Wednesday, October 5, 2005**

**Present: Susan Killam, Chairman; Paul DiMaggio, Vice-Chairman; Chuck Earley; Ted Stewart (7:55)**  
**Alternates: Tim Dziechowski (7:44)**

Ms. Killam called the meeting to order at 7:39 PM.

Correspondence

Incoming

1. City of Haverhill Legal Notice for meeting 10/12/05.
2. Selectmen Minutes dated 8/22/05.
3. Town of Lee Zoning Board of Adjustment Legal Notice for meeting 9/29/05.
4. State of NH, Public Utilities Commission to Robert Levine, Hampstead Water Company re: Jameson Ridge Staff Data Request.
5. Keach-Nordstrom Associates Statement dated 9/23/05 re: Austin RT balance due.
6. Lavelle Associates dated 9/29/05 re: Stephenson Lot Line adjustment, Map 14, Lot 86-1 & 2.
7. Rockingham Planning memo dated 9/22/05 re: GACIT Hearings on 10-Year Transportation Improvement Program.
8. Planning Budget printout dated 9/30/05.

Outgoing:

1. Memo to Town Clerk & Regulation & Use Book holders dated 9/28/05 re: Subdivision Regulation Amendment to Section 360.
2. Memo to Selectmen dated 9/22/05 re: Bond Estimate, Austin RT, Deer Run Road Subdivision
3. Harvin & Rita Betournay dated 9/26/05 re: Subdivision Approval 12 Willow Vale, Map 14, Lot 2.

**APPROVAL OF MINUTES - August 17, September 21, 2005**

The Board dispensed with the approval of minutes.

**Discussion:**

**Clinton Teague, Northeast Recycling - 6 Industrial Way re: Auto Sales.**

Mr. Teague was asked to come before the Board to explain a discrepancy in his approved site plan recorded in 1988. After reviewing the plan it was determined that the Board was looking at the wrong site plan. The correct site plan was located and discussion resumed. In 1997 an amendment to the site plan was approved.

Mr. Teague would like to add a different use to the site by selling high-end automobiles. The building is 7800 sq.ft. Two other tenants occupy the building. The automobiles will be stored inside the building. There are five employees. The Board is looking to see if the site will accommodate the additional parking associated with the change in use. After review of the site plan and some discussion it was determined that there is more than enough parking. The sale will be advertised. Mr. Teague reported that he has a similar business in Derry. A service station will be used to inspect the vehicles. There is office space in the building. There will be no physical change to the site.

The Board reviewed the uses allowed in the CI Zone and it was determined that retail enterprise was allowed in the zone and that this is a minor site plan change. Mr. Teague will apply to the state for a permit and follow up with the building inspector. The Board asked for the square footage, names of the tenants and the new name of his business for the Map and Lot and Mr. Teague provided this information. Mr. Teague was informed that the Zoning Board would need to discuss whether or not this is a permitted use in a public hearing.

The discussion was closed at 8:30 PM.  
The next discussion was opened at 8:32PM.

### **Ordinance and Regulation Changes**

Ms. Killam noted that the time is approaching for developing ordinance changes. Conservation Commission will have 4 or 5 warrant articles two of which will need planning board action. A very much revised and minimalist version of the wetland ordinance from last year will be put forward. Buffers for parking lots to wetlands will be another proposed article.

The ordinance proposed last year to change the height and unit quantity of the Sports Complex Residential District is being reviewed by a consultant hired by Peter Lewis to answer the Planning Board's questions. A report to the Planning Board is expected by December 1<sup>st</sup>. All the preliminary work for the proposed articles should be done early.

### **Discussion - Master Plan**

Ms. Killam reported that she still has not been able to contact John Miller. Ms. Killam requested the names of the volunteers working on this committee so that she can work with them. Mr. DiMaggio and Mr. Stewart will help.

Mr. Earley reported that the Selectmen are still looking for a resignation letter from Nicole Cheney. Mr. Stewart has been sworn in as a regular member but the Board was not sure if this is legal since a resignation letter has not been received. Mr. Stewart has a document stating that he has been legally sworn in for this year and his position has been confirmed. The Rules & Procedures were reviewed. Cited - RSA 673:13 (1).

Mr. Stewart reported that he would be working on some housekeeping issues regarding bonding.

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

The meeting was closed at 8:50 PM.  
Next Public Hearing Meeting - October 19, 2005.

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

Carol Kater