

**Official
As of 03/19/12**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, March 5, 2012**

CALLED TO ORDER

Vice-Chair D. Marshall called the meeting to order at 6:00pm.

ATTENDANCE – PLANNING BOARD

Vice-Chair Dick Marshall, Frank Kotowski, Town Council Rep. Susan Lovas Orr, Town Administration Rep. Leo Lessard (DPW Director), Martin Cannata, David Rogers, and Robert Duhaime (arrived 6:05pm).

Excused: Chair John Gryval, Tom Walsh, and Town Administrator, Dr. Dean E. Shankle, Jr.,

Absent: Yervant Nahikian and Brendan Perry.

REPRESENTING TOWN OF HOOKSETT

Town Planner, Jo Ann Duffy and Dan Tatem, Stantec.

D. Marshall: David Rogers will be voting tonight in place of Chair John Gryval AND Robert Duhaime will be voting tonight in place of Tom Walsh.

APPROVAL OF MINUTES OF 02/13/12

M. Cannata motioned to approve the minutes of 02/13/12 with edits by John Turbyne. Seconded by S. Lovas Orr.

Vote unanimously in favor.

DISCUSSION

1. NHDOT I-93 OPEN ROAD TOLLING

Construction plans

Presenter, David S. Smith, NHDOT PE Turnpikes

Dave S. Smith, NHDOT PE Turnpikes: The 612 construction plan sheets are a reference for the Planning Board, tax assessor, and Town in general. I am here tonight to provide you an overview of the project, and status on previous meetings with the Town. The I-93 open road tolling will address the needs at the I-93 toll plaza in Hooksett. The tolls will be converted like the Hampton open road tolling. Vehicles with EZ Pass and transponders will be able to travel at 65 mph in two lanes in each direction without stopping. Also this Spring we will be widening the roadway and rehabbing the plaza. We will also rehab three bridges; Hackett Hill Rd., north of the plaza at interchange 11, and a minor rehab at

I-93 over Cross Rd. The project is fully turnpike funded: 1) capital program of large scale, and 2) bridges and toll plaza rehab renewal and replacement funding (guard rails, drainage improvements, etc.). This was authorized through HB391 for congestion mitigation at toll plazas. For the Hampton improvements, there was a need driven by congestion. Hampton had 2-3 mile back-ups, and now there is thru traffic. I-93 has steady volumes (vs. peak at Hampton). We want to address the Hooksett congestion, age, and deterioration of our facility in Hooksett and provide ongoing maintenance. The bids from January 31st were awarded to Audley Construction on February 23rd for \$22.9 million. We are anticipating G&C approval in April and a project start date in May. Access our website www.nhdot.com for updates, color plan, scope of work, fact sheet, and other related documents.

R. Duhaime: Two lanes in each direction will have open road tolling. Will they have a 4-5 ft. jersey barrier wall like I-95?

D. Smith: Yes, distributed photos of the Hampton site.

R. Duhaime: For wetland mitigation, what will you do for beautification of the tolls? I-95 seems colder “more commercial”, since the barriers were installed.

D. Smith: What you see in Hampton is what you will see in Hooksett. The concrete barriers provide a high level of safety vs. older barriers.

R. Duhaime: Driving through Hooksett, now we will see concrete barriers. For wetland mitigation will trees be planted?

D. Smith: At this time we do not intend to plant trees or do any beautification. We have 9,000 sq. ft. of wetlands. The wetland bureau will implement three water quality basins for 80-85% of pavement area. Currently there are no water quality basins.

D. Marshall: How far south of the existing toll gates will you be improving?

D. Smith: One mile south and north to Pine Street.

D. Marshall: At a recent SNHPC meeting, there was no attempt made by NHDOT to expand the overpass over Hackett Hill Rd. to the south of this project. In the future I see the Manchester side having considerable development. Currently the opening will be inadequate for that future traffic.

D. Smith: I travel to Goffstown on that road. There is a 10 ft. shoulder and concrete panel to equal a 66 ft. span. I understand your concern, however we can accommodate up to 4 lanes of traffic, if needed.

OTHER BUSINESS

2. PINNACLE PARK – ACCESS PARKING (#12-02)

18 Pinnacle St., Map 7, Lot 10

Planning Board non-binding comments to Conservation Commission (due within 30 days of 2/13/2012 public hearing)

John Turbyne, Conservation Commission: I am here tonight to answer questions you may have.

F. Kotowski: The Planning Board doesn't need to vote, just comment that we support your (Hooksett Conservation Commission and Parks & Recreation Advisory Board) efforts to create an access parking area to Pinnacle Park. When do you propose to get started up there?

J. Turbyne: Leo (DPW Director) will do the work as soon as conditions permit.

L. Lessard: And all OK's are put in place.

S. Lovas Orr: Area residents are concerned with increased traffic on roads and behind their homes.

J. Turbyne: We had a number of public input meetings with the Parks & Recreation Advisory Board and Conservation Commission. These concerns are brought up anytime anything changes. This will be a very small parking lot. We don't believe there will be heavy usage up there. The area was purchased with public money, so I think you need public access to the facility. What we are providing is with the most care to accomplish the objective. If we could access from the side we would, but we can't because we don't own that land.

M. Cannata: How many parking spaces are allowed?

J. Turbyne: The area is 100' x 60'.

L. Lessard: 15 spaces are proposed.

M. Cannata: Will they be gravel?

J. Turbyne: They will be compacted stone dust. The site will be a carry-in and carry-out. There will be hours of operation.

M. Cannata: I bring these items up, because at the last meeting residents had some concerns.

J. Turbyne: I don't think this will be a big issue. An example of another site in Town is the rail-to-trail at Head's Pond. That site is immaculate.

R. Duhaime: It's unfortunate you can't come in at the back of the property for a gazebo. I like the idea for front access. In the future maybe you will have a sidewalk to the

Village area. Now the residents just see there will be cutting down trees and not the big picture. How are the rest of the residents going to visit if there is no parking area?

J. Turbyne: The police will have no trouble enforcing the area.

F. Kotowski: When Kiwanis started trails, I owned property 500 ft. from that trail. An encroachment on my land didn't happen. The old railroad bed was improved. Trash dropped purposely in the past was no longer there, and that area gets high use. Post Rd. may have 6-8 cars parked at one time. I can't imagine a lot of activity for the Pinnacle on that part of the trail.

S. Lovas Orr: I agree with Mr. Kotowski. The Pinnacle is a piece of Hooksett with historical value. The access is with minimal effect to the residents as possible.

***R. Duhaime motioned to send a memo to the Hooksett Conservation Commission and Parks & Recreation Advisory Board that the Planning Board supports their efforts to create an access parking area for the Pinnacle Park area at 18 Pinnacle St., Map 7, Lot 10. Seconded by M. Cannata.
Vote unanimously in favor.***

**3. CONGREGATIONAL CHURCH OF HOOKSETT (#08-26)
5 Veterans Drive, Map 9, Lot 35**

Non-residential site plan for parking lot improvements

- Application conditionally approved on 12/1/2008 and expired on 12/1/2011. Applicant requesting 3 yr. extension to this approval (12/1/2014)

Dick Marshall and Robert Duhaime are stepping down from this application. Martin Cannata will be Chairing this item.

David Richardson, Reverend at Congregational Church of Hooksett (United Church of Christ): I am asking for a simple request to extend our approval by three more years.

M. Cannata: Jo Ann, can you provide us with the nature of this request?

J. Duffy: The church approved in 2008 for a very minimal site plan for their parking lot improvements. They are now requesting a 3 year extension, so they don't need to come back to this Board to start all over. At the time of their approval, there was nothing in our regulations for extensions. Extensions only occurred more recently for plans from 2007 (i.e. University Heights). The reason why no one did extensions in the past is because our plans didn't have an expiration date and the plan lingered out there. More recently we added the requirement for extensions to our regulations. Plans now are good for 5 years per the State RSA. They are here now to ask for a 3 year extension. If they followed the now 5 year expiration, they would have been good to 2013. They fell within the old regulations; therefore you could grant them a 3 year extension.

F. Kotowski: Will there be any substantial changes in 2, 3, or 4 years when you decide to do the parking lot improvements?

D. Richardson: No changes, we are just waiting for endowments.

*F. Kotowski motioned to grant a 3 year extension to the approval to 12/1/2014.
Seconded by S. Lovas Orr.
Vote unanimously in favor.*

DISCUSSION

- 4. PSNH**
1250 Hooksett Rd., Map 31, Lot 96
Exterior renovations
Presenter, David Udelsman, Architect Udelsman Associates

David Udelsman, Architect Udelsman Associates: I have been working 3 ½ years on various Hooksett projects. This is the PSNH site at Martin's Ferry Rd. and Hooksett Rd. We are getting final CO's for the interior to get back to code to include putting sprinkler systems in. The windows have been upgraded as well as the HVAC. The NHDOT Hooksett Rd. widening project will impact this property. The original main building entrance was on Hooksett Rd., and is now moved to the backside where the parking is located towards Martin's Ferry Rd. Long-term we will be taking out the pavement on the Martins Ferry Rd. and Hooksett Rd. sides. For exterior renovations we are using different materials. We will install a metal stud frame to project out 4 more inches, and have a metal panel skin on that. We are not changing the shape or configuration of the building other than the window changes. To balance windows will be replaced. There will be three tones of panels; a lower front roof section, a high roof (set-back for the barrel arch), and a high roof for the machine shop. The design and finish will wrap on all four sides for a uniform feel. For the landscaping conceptual we will lose all pavement on the north and east side of the building. We are softening the street corner with landscape.

D. Marshall: The new main entrance is where?

D. Udelsman: Back corner near Martin's Ferry Rd.

D. Marshall: This will really improve this site.

R. Duhaime: Are you using mirrored glass?

D. Udelsman: We are using tinted glass.

R. Duhaime: You are commended for your landscaping plan and wrapping it around the site.

D. Udelsman: There will be no irrigation or grass.

M. Cannata: Will there still be an entrance off Martin's Ferry Rd.?

D. Udelsman: Yes, we tweaked the grading to soften that entrance and it is handicapped accessible. We met with NHDOT for their impact to our site. The NHDOT is a 2 yr. project. We will complete our work before then, and they will come back in to complete their project.

M. Cannata: The metal detail on the corner of the building somewhat echoes the PSNH Energy Park building in Manchester. It would be nice to see the metal match the waves like PSNH in Manchester.

F. Kotowski: The area next to you (McDonald's) did a great job on their corner, and now I foresee the same quality from you.

D. Rogers: Any changes in your parking?

D. Udelsman: We eliminated parking in the front and side of the building. We spoke with staff, and based on the nature of this property we have a significant amount of parking. 2008-2009 we came to the Board for a warehouse. We have enough parking. Operationally, if PSNH grew on this site more, they could do a truck for car swap. We have that option to work with.

S. Lovas Orr: What is this building used for?

D. Udelsman: Distribution and repair facility for power lines. The site has several divisions to include electricians, communications, control, and construction.

S. Lovas Orr: What are the number of employees?

D. Udelsman: 97 employees.

S. Lovas Orr: Martin's Ferry Rd. is a difficult one lane road. Has there been any discussion to widen and add a lane?

D. Marshall: The NHDOT project will widen Martin's Ferry Rd.

D. Udelsman: The NHDOT widening of Hooksett Rd. will include the realigning of Martin's Ferry Rd. In 2008-2009 PSNH gave land for the NHDOT project.

M. Cannata: What is the building completion date and landscaping date?

D. Udelsman: Completion by the end of August 2012 to include landscaping. We plan to start in another month.

COMPLETENESS & PUBLIC HEARING

5. **ALL OR NOTHING, LLC – Pizza Man (#12-05)**
254 West River Rd., Map 17, Lot 36
- Amended site plan for expansion of Pizza Man restaurant
 - Phasing plan

J. Duffy: The application is complete.

*M. Cannata motioned to find the application complete. Seconded by F. Kotowski.
Vote unanimously in favor.*

Open public hearing

Doug MacGuire, Woodland Design Group: I am representing the owners of the Pizza Man restaurant. This site was previously approved for a 5,600 sq. ft. ballet facility and improvements to the Pizza Man restaurant. Over the last 2 yrs. for economic reasons the people who were going to do the ballet studio are no longer doing it. The owners of the Pizza Man would like to move forward with their improvements now, and not do the ballet site until a tenant can be acquired. They want to revise their existing Pizza Man building by adding 10 ft. outward to allow for an improved façade. They will have a raised roof and they will break-up the façade. Distributed conceptualls of the new design to the Board. To allow for extra funds and do what we propose, we will have two phases to this project.

Phase 1: grading, landscaping, and coordination of lighting. Phase I will look natural and not look like they are in the middle of construction.

D. MacGuire: Their architect is here tonight if you have any questions.

Waiver #1 Development Regulations section 3.04.4.(b).2.(a) Front Landscaped Areas.

D. Marshall: Read the waiver into the minutes.

*R. Duhaime motioned to grant waiver #1 above. Seconded by L. Lessard.
Vote unanimously in favor.*

Waiver #2 Development Regulations section 15.01.24 Individual Parking Space Dimensions.

R. Duhaime: Are they encroaching in the 10 ft. buffer? If the other building does go in, they will need a 24 ft. ROW for the through way from Cross Rd. Phase II will make the parking dimensions?

D. MacGuire: The spaces will be 9' x 18'.

R. Duhaime motioned to grant waiver #2 above. Seconded by L. Lessard.

M. Cannata: For events, what would there be?

D. MacGuire: A pizza party for larger gatherings vs. a normal standard night.

Marty Coronis, owner: Originally for events we would have pizza parties for the ballet studio.

Vote unanimously in favor.

J. Duffy: Doug did everything we asked him to do. He worked with me, Matt, and Leo. We feel confident this will be a good plan. It will make the building look a lot nicer.

M. Cannata: The proposed area for the ballet, what will that look like while the phasing is ongoing?

D. MacGuire: It will be a grassed area. The drainage will still function the same way. The landscaping is part of phase I. The open pad side is ready to go.

M. Cannata: Right now it is sand, and that will evolve to grass?

D. MacGuire: Yes, we certainly want to stabilize that area.

M. Coronis: We put stone dust there.

D. MacGuire: (brief consult with owners) I was incorrect on the grass. They stabilized the area with stone dust. They don't want to loam and seed to then only rip up the area in the future for the new building. The proposed ballet area will remain stone dust.

S. Lovas Orr: You have three different entry ways into the building. Are there three separate businesses?

D. MacGuire: There is an existing ice cream shop that has its own entrance, there is another entrance for pizza, and a third entrance for staff to access. They are looking to reorganize the interior.

S. Lovas Orr: It will be interesting to see what you do with that pad. A stone dust area can be unattractive for people eating outdoors. Maybe you could add potted plants.

M. Coronis: The stone dust area is the opposite side of where people will be eating outside.

D. Rogers: Phase I will be improvements to the pizza and ice cream portion with associated landscaping.

D. MacGuire: And also a smaller version of the parking lot.

D. Rogers: Is the ballet school viable?

MJ Coronis, owner: No they are out.

D. Rogers: Could that pad side stay undeveloped forever? Look at if phase II never happens; what will happen to that pad?

D. MacGuire: Until the economy gets stronger, they want to improve their existing building as a selling point (marketing).

D. Rogers: Phase I is independent of phase II.

R. Duhaime: Your plan has loam and seed for the pad and that will need to be changed.

D. MacGuire: Yes I will change it. As I said earlier I was incorrect.

R. Duhaime: You will include everything originally approved for landscaping on this plan?

D. MacGuire: The additional drainage areas we are holding off. The front of the building will have a 5 ft. area of grass. Everything else for frontage on the road will be maintained.

R. Duhaime: And down in phase I?

D. MacGuire: Yes.

NO PUBLIC COMMENTS.

M. Coronis: We do have financing available to make this happen. We need a conditional approval to move on.

Close public hearing

Waivers above per RSA 674:44 (III).

F. Kotowski motioned to approve the amended site plan conditional:

- Amended landscape plan #09-12 approved by the Planning Board at their meeting of 2/13/12 to be completed no later than May 31, 2012
- All review fees are paid-in-full
- LCHIP check payable to Merrimack County Registry of Deeds is submitted to the Community Development Dept.
- 2 mylars, 11 paper copies (22x34), 1 paper copy (11x17), and 1 digital

- All outstanding comments from the Town Planner and DPW Director are addressed to include:
 - Parking adjacent to West River Road would reduce in size from 10'x20' spaces to 9'x18' spaces. The parking along this area would also infringe on the required landscaped buffer area. Parking along the building would remain at 10'x20'.
 - The handicapped space will need to be relocated so that it is not so close to the post.
 - The sidewalk will be extended along the front of the ice cream shop.
 - The note concerning dumpster location should include reference to an enclosure.
 - The project is presented in two phases. Phase I consists of construction improvements to the existing building as well as the parking lot/proposed entrance along West River Road. Phase II consists of the proposed buildings, connection to Cross Road and remaining parking area. All drainage improvements and other necessary infrastructure would be constructed as part of Phase I.
- All outstanding Federal, State, and local permits are obtained and submitted to the Town
- Letter from Village Water Precinct stating they have capacity and approve this project
- All waivers noted on plan cover sheet
- Applicant agrees to attend a required pre-construction meeting after (a) all sureties are submitted and approved, (b) site plan compliance monitoring escrow is in place and the Inspection Funding Agreement is signed and submitted, and (c) the plans are signed and recorded, and (d) PDF version of signed plans is submitted to Town via e-mail attachment
- Applicant agrees to site plan compliance monitoring
- Note on plan "Approval of this plan shall expire five (5) years from the date of the Planning Board approval, as recorded in the Planning Board Minutes, unless the right to develop has vested."
- Applicant agrees to remit X in impact fees 10 days prior to the issuance of the Certificate of Occupancy (CO) subject to NHRSA 674:39 – pending review by Town Planner
- Applicant agrees to provide the following additional items prior to the issuance of the CO: 1) signed as-builts are submitted to the Town DPW Director for review and approval, and 2) 2 yr. landscape surety (from date of plantings) is submitted to Town for review and approval.

Note: The above conditions in no way reflects all requirements to be met by the applicant per the Town of Hooksett Zoning Ordinances, Development Regulations, Minutes of Boards/Committees/Council, Stantec, and Merrimack County Registry of Deeds.

***Seconded by M. Cannata.
Vote unanimously in favor.***

OTHER BUSINESS

6. 2012-2013 CIP COMMITTEE SELF-AUDIT REPORT

Presenter, Marc Miville, CIP Committee Vice-Chair

Marc Miville, CIP Committee Vice-Chair: On February 6, 2012 the CIP Committee completed a self-audit. I commend the members who attended the CIP Committee meetings. We had six members. The process went through smoothly and we had terrific cooperation from the Boards/Commissions, and dept. heads. This year the Conservation Commission submitted a CIP request for the first time. One of our recommendations is that we wanted to call to your attention a discrepancy with the CIP handbook and the RSA. Page 9 of the handbook item #1 "acquisition, or lease, of land or interests in land for public purpose". We had an extensive discussion with the CIP and Conservation Commission on who decides, approves, and deliberates on the purchase of land. The RSA states the Conservation Commission has full authority, but the handbook says the CIP approves all land purchases.

D. Marshall: The Conservation Commission can purchase land with funds supplied by them at their discretion. If funds are from a tax increase, then it is under the CIP. We will correct the handbook. We approved \$885,500 CIP. There are other warrant articles for the Town Council and union contracts.

M. Miville: Another recommendation is that the schools and police submitted their CIP as a one lump sum and had the CIP Committee spread it out over 6 yrs. In the future they should spread-out the sums. School district wants some warrant articles in, however for the future they should separate them by school and by project. Also I received an e-mail about a month ago from the Town that all depts., boards, and committees are to address the Town Council in the future on what they do. They would like a member of the CIP Committee to address the Town Council on the overall CIP process.

D. Marshall: I am not sure all the Town Councilors understand the CIP, and that the CIP Committee is an arm of the Planning Board.

M. Miville: We need to educate the public that the CIP is a 6 yr. overall plan and not just a 1 yr. plan and how this all works.

D. Marshall: The more the Council understands the CIP, the better off we all are. Thank you.

M. Cannata: One the ballots, it lists the recommendations by the Budget Committee and Town Council, but the CIP Committee recommendations are not on there?

J. Duffy: They used to be on the ballot, but not now because the amounts and articles can change by the time they get to the ballot.

D. Marshall: Dean pointed out the fact that after the CIP leaves here it becomes his.

M. Cannata: On two occasions there have been groups dealing with energy and the master plan and mention of the CIP.

J. Duffy: The Energy Committee is an informal committee that falls under Leo's dept. for recommendations based on that study they did. Darrell Bradley is the Building Maintenance Division Foreman and is involved in those recommendations.

M. Cannata: Will the money factor of the energy go through the CIP next year?

M. Miville: Yes under Leo's DPW CIP.

R. Duhaime: Marc, nice job, especially with the school 6 yr. plan.

M. Miville: Every dept. should notify the CIP Committee or Planning Board if they have a CIP plan or not. The water districts and sewer don't send a letter either way.

CHANGE OF USE

R and R Wholesalers, 1109 Hooksett Road, Map 41, lot 56 – former Ace Hardware building. Request to sell liquidated paint for a six month time period. Inventory list has been submitted to Fire Department. Fire requests updated inventory list within next six months.

M. Cannata: What about the 2nd floor?

J. Duffy: That tenant is gone. I will check if R&R will be able to access the 2nd floor.

Internet Café, 1292 Hookett Road (Goodwill Plaza) – limited to 15 people in building at one time. It is like legalized gambling. You buy a card with money on it and go on a computer to play games to win money. The card determines what your winnings will be. This type of business is now in Manchester.

S. Lovas Orr: So it is not just some place to go and access the internet.

J. Duffy: The space is small and there is now a shared bathroom.

D. Marshall: Florida closed most of those businesses down.

J. Duffy: Manchester charges \$2,000 for each machine, however we don't have this fee.

S. Lovas Orr: Who would make a regulation about this type of business?

J. Duffy: The Town Council.

S. Lovas Orr: We need some type of statement, before they come in.

D. Marshall: That is best if done through the legislature. Florida state law prohibits it.

Other Changes

Caruso's Landscaping - site is up for a foreclosure sale.

J. Duffy: Caruso's is out-of-business. Someone purchased the site at the foreclosure sale. It is zoned commercial. It is also in the groundwater protection area and the existing house is historic.

Cinemagic (movie theater) - has requested liquor license.

J. Duffy: Capt. Jon Daigle (Acting Police Chief) plans to appeal the liquor license and is looking for a letter of support from the Planning Board.

S. Lovas Orr: I don't want liquor at this site. I have a 14 yr. old daughter who goes there and it is not appropriate. How was the Town notified?

J. Duffy: The Town Clerk gets a copy. She sent it out to others to include the Police Chief. The Police Commission is not in favor of it. There is an appeals process.

S. Lovas Orr: Can the Town Council appeal?

J. Duffy: Jon is looking for support. Something in writing from the Planning Board.

S. Lovas Orr motioned to send a memo to Capt. Jon Daigle (cc: Town Council & CEO) to support the Police Department in opposing the liquor license for Cinemagic. Seconded by R. Duhaime.

S. Lovas Orr: I am not opposed to adults drinking liquor, but not where it is unregulated.

Vote unanimously in favor.

New Ruling for "Non-Meeting" for discussing advice from the Town's attorney

J. Duffy: Referred to Ettinger vs. Madison Planning Board. Towns can no longer have "non-meeting" to discuss advice from the Town's attorney unless the attorney is present.

S. Lovas Orr: Does the attorney on a speaker phone count as being present? If we need counsel, get them on the phone.

Tom Palazzi story in Concord Hospital Trust

J. Duffy: You all received the story "At 95, Tom Palazzi is Planning for the Future".

Ritchie Brothers

J. Duffy: I met with the DOT last week. Ritchie Brothers plans to come in to the Planning Board. The DOT is in favor of them using the entrance on Hackett Hill Rd. due to low traffic count. IF Ritchie Brothers purchases the site in the future, this entrance would go with property. In the next couple of months they will come in with plans to the Planning Board. The auction attendees will come with their families. If the families were shopping, they would just go down Rte. 3A and probably won't go on the highway.

F. Kotowski: Do they plan on having a wash station?

J. Duffy: If they do, they need a variance.

Hourglass Project

M. Cannata: What is the status of the hourglass project?

J. Duffy: Dean has put the project on hold until the impact fee ordinance passes the Senate then the House. There will be a State Public Works Committee.

***M. Cannata motioned to adjourn at 8:00pm. Seconded by S. Lovas Orr.
Vote unanimously in favor.***

ADJOURNMENT

Vice-Chair D. Marshall declared the meeting adjourned at 8:00pm.

Respectfully submitted,

Donna J. Fitzpatrick,
Planning Coordinator