



**Planning Board Meeting Minutes
Allenstown Town Hall - 16 School Street
Allenstown, New Hampshire 03275
February 07, 2024**

Call to Order

The Allenstown Planning Board Meeting of February 07, 2024 was called to order by Chair Diane Adinolfo at 6:31 P.M. Chair Adinolfo called for the Pledge of Allegiance.

Roll Call

Present on the Board: Diane Adinolfo, Sandy McKenney, Michael Frascinella*, and Michael Juranty.

*Michael Frascinella joined the meeting in-person at 6:42 pm.

Excused: Chad Pelissier
Matt Monahan

Absent: N/A

Ex-Officio: Sandy McKenney

Residents of Allenstown: None

Allenstown Staff: Derik Goodine – Town Administrator
Brian Arsenault – Building Inspector & Code Enforcement Officer (remote)

Others present: Ryan Beaudry – Alternate Member*
Kaitlyn Sheridan – Alternate Member*
Mike O'Meara – Volunteer Administration

*With Chad Pelissier excused and Michael Frascinella joining the meeting at 6:42pm, Chair Adinolfo invited Kaitlyn Sheridan & Ryan Beaudry to participate as Full Members for this meeting.

OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- None

NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- **Review Updated Stormwater Management Plan.**

Michael O'Meara advised that due to a family matter, Matt Monahan of Central New Hampshire Regional Planning Commission would not be present to review the updated Stormwater Management Plan with the Board.

As this was intended as information only, with no action required by the Board, and with members of the public invited to provide comments on the updated plan as announced and previously posted in the News & Announcement section on the Planning Board page of the town website, Mr. O'Meara provided a brief overview of the report to those present.

He advised that the updates reflected those activities that were required to be performed on an annual basis by town departments and the Planning Board, including planned activities that were scheduled to be completed in different years of the plan, such as in Year 2, Year 3, Year 4, etc. He advised that for the Planning Board, annual review and updates (if needed) to local land-use regulations and the Zoning Ordinance were conducted as required in 2023.



It was also noted that no members of the public were present from whom to solicit input and that an opportunity would be afforded to Matt Monahan to provide additional comment at a future meeting.

UNAPPROVED MINUTES

- **January 03, 2024**

Sandy McKenney made a Motion to approve the minutes of January 03, 2024. Ryan Beaudry seconded the Motion.

Roll Call Voice Vote was taken.

Diane Adinolfo- Aye, Sandy McKenney- Aye, Michael Juranty- Aye, Kaitlyn Sheridan- Aye, and Ryan Beaudry- Aye.

The Motion passed, and the minutes for January 03, 2024 were approved.

CORRESPONDENCE & OTHER BUSINESS

Chair Adinolfo asked that Board Members begin thinking about activities under its prevue that should be considered for action in 2024.

Michael Juranty mentioned that he believes the land immediately across from the New K-8 Elementary School on River Road is currently zoned for Industrial Use and if this is still appropriate given the new school. It was acknowledged that further investigation and review would be required to determine if it is appropriate to initiate a change in Zoning for the affected parcel(s).

SUBCOMMITTEE & STAFF UPDATE

None.

BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER UPDATES

Brian Arsenault confirmed with the Town Administrator that the Mortgagee Auction for the land at 13 Allenstown Road, originally scheduled for January 11, 2024 was cancelled.

Mr. Arsenault also advised that the addition to Sully's Convenience store at 39 Allenstown Road was nearing completion.

Mr. Arsenault reported back on a 100' x 200' x 45' High garage reportedly being requested for the Allenstown Aggregate property on Granite Street, advising that a large commercial saw is currently located on a concrete pad at the location and the owner/operator would now like to enclose it. A visit to the site will be arranged to view the siting of the proposed new building. It was also noted that a variance application must first be submitted to the ZBA as current zoning regulations restrict structures to 35 feet high in that zone.

Mr. Arsenault advised that an application has been submitted to the ZBA for 44 Pinewood Road (a former church) to allow a 36-Children Day Care facility at that location. He advised that if the change of use is approved, it will not need to come before the Planning Board.

Mr. Arsenault also advised that the owner of two lots on either side of the Irving Gas Station/Circle K at 24 Allenstown Road (one fronting onto Granite Street and one fronting onto Route 3) had initiated discussions about the possibly of developing the properties for a coffee shop or fast-food restaurant with drive-through capabilities. It was noted that considerable blasting work would be required on at least one of the lots, and that the



potential for traffic to overflow onto the local and state roads from the drive-throughs would have to be addressed. Mr. Arsenault will report back with any developments.

SCHEDULING OF NEXT MEETING

The next meeting of the Board is scheduled for February 21, 2024.

ADJOURN

Sandy McKenney made a Motion to adjourn. Michael Juranty seconded the Motion.


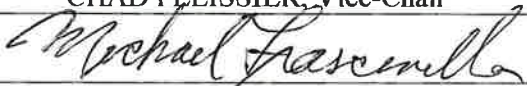
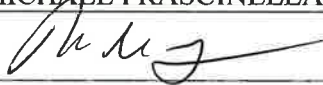
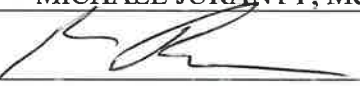

Roll Call Voice Vote was taken.

Diane Adinolfo- Aye, Sandy McKenney- Aye, Michael Juranty- Aye, Kaitlyn Sheridan- Aye, and Ryan Beaudry- Aye..

The Motion passed, and the meeting was adjourned at 6:52 P.M.



Signature Page
Town of Allenstown Planning Board
Public Meeting Minutes
February 07, 2024

Original Approval:	
 DIANE ADINOLFO, Chair	3-6-2024 DATE
EXCUSED	N/A , DATE
CHAD PELISSIER, Vice-Chair	DATE
 MICHAEL FRASCINELLA, Member	3/6/2024 DATE
 MICHAEL JURANTY, Member	3/6/24 DATE
 RYAN BEAUDRY, Alternate Member*	3/6/24 DATE
 KAITLYN SHERIDAN, Alternate Member*	3/6/24 DATE
N/A	N/A
SANDRA McKENNEY, Ex-Officio	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	DIANE ADINOLFO, Chair	DATE
	CHAD PELISSIER, Vice-Chair	DATE
	MICHAEL FRASCINELLA, Member	DATE
	MICHAEL JURANTY, Member	DATE
	RYAN BEAUDRY, Alt. Member*	DATE
	KAITLYN SHERIDAN, Alt. Member*	DATE
	SANDY McKENNEY, Ex-Officio	DATE

*If not acting as a full member for the meeting, Alternate Member signatures signify concurrence with, not approval of the meeting minutes.