

TOWN OF ALLENSTOWN
Select Board Meeting
16 School Street
Allenstown, New Hampshire 03275
February 26, 2018

Call to Order

The Allenstown Select Board Meeting of February 26, 2018 was called to order by Chairman Jason Tardiff at 6:00 p.m. Chairman Tardiff called for the Pledge of Allegiance.

Roll Call

Present on the Board: David Eaton, Jason Tardiff

Allenstown staff: Michael Stark, Town Administrator

Others present: Ronnie Pelissier, Highway Department; Ed Emond, Kris Raymond, David Raymond, David Simpson, Jamie King, Lisa King, Brian Goss, Mike Frascinella

Citizens' Comments

There were no comments from citizens.

Public Hearing – Proposed changes to the Alcohol and Drug Policy, 2016-001

Mr. Stark explained that the only proposed change is to replace the word 'opiates' with 'opioids' so as to cover more chemical substances.

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to approve this change in the Alcohol and Drug Policy, 2016-001, replacing 'opiates' with 'opioids.'

Public Hearing I – RSA 41:14-a, Lincoln Street Hammerhead Driveway Conceptual Design

Mr. Stark explained that RSA 41:14-a requires that a proposed transfer of town-owned land be brought to the Board of Selectmen and then to the Planning Board. Next, two public hearings must be held. This is the first. Because of the hearing requirements, this is a two-to-three-month process. Before a developer goes to the expense of developing all of the plans for the project, it is considered wise to have the approval of the land transfer completed first. Mr. Stark stated that this has nothing to do with approving the project itself. That process will be completed separately. If the project is not ultimately approved, the land transfer does not take place.

Mr. Emond stated that he is trying to put a ranch house on a piece of land which he owns. The transfer of land would allow him to do this, and the hammerhead would make it possible for Town plow trucks to turn around without doing so in someone's driveway. It would also preserve the dead end, which the neighbors want. He would trade one parcel to the Town and the Town would, in turn, deed to him the parcel he needs. The dead end would be extended 120 feet from where it is now.

Ms. Raymond noted that there are 13 dead end streets in Allenstown with the same turnaround issue.

Chair Tardiff said that this would be one less to worry about, at little or no cost to the Town.

Mr. Goss sought clarification that this hearing is only about the land swap, and he was assured that it was. He noted that the buildable area would be small, after setbacks and rights-of-way are factored in.

Mr. Emond responded that he is sacrificing the best part of his piece of land. He stated that the Town will hold a water works maintenance easement because of the water pipe that goes through the area.

Mr. Goss asked about the driveway and its impact on the size of the hammerhead.

Mr. Stark said there would be no impact.

Mr. Emond referred to the visuals to indicate where the driveway would be.

Mr. Frascinella said that at the Planning Board meeting, Matt Monahan of the Central New Hampshire Planning Commission stated there would be several major steps to complete in this process.

Mr. Emond spelled out the three steps: The Town would abandon the paper road to facilitate the land swap. Engineering plans would be presented to the Planning Board for approval. The approval of the merger of Mr. Emond's two parcels would be requested.

Ms. Raymond expressed concern that the Town-owned land which would be transferred to Mr. Emond contains a path which is heavily traveled, especially by students. If this becomes private property, they would no longer be able to use this path. She asked if pedestrians could still use the path since there is a water easement.

Chair Tardiff said that pedestrians could not use the path without the permission of Mr. Emond. He added that they shouldn't be using it now because it is Town-owned but not public. Some attendees disagreed with Chair Tardiff, but he maintained that this is in a different category and people should not be walking on it.

Ms. King said that people, walk, bicycle and ski on this path on a daily basis. She asked where the Town would push the snow and was concerned it would block the proposed driveway.

Mr. Emond said it would be pushed straight up the road about 100 feet.

Mr. King asked if this problem with turning around was a recent problem or if there were documented problems over the last 63+ years.

Mr. Pelissier, Road Agent, said that it has always been a problem, especially since the road is not flat.

Mr. King stated his concern about DOT grade management. The road is close to the maximum now and this project might exceed the allowed grade variation.

Mr. Pelissier said that the Planning Board would deal with this issue and abutters will have an opportunity to review the plans and offer comments.

Ms. King asked about the timeline.

Mr. Emond said that he hopes to go before the Planning Board in April or early May.

Mr. King asked who would pay for this project and for extending electrical lines.

Chair Tardiff responded that Mr. Emond will pay for the project.

Mr. Stark added that acquiring electricity is part of building a house.

Ms. King asked if it wouldn't be easier to have access from Bailey Avenue instead of Lincoln Street. It would save Mr. Emond lots of money.

Mr. Emond said that the lot has only 57 feet of frontage on Bailey Avenue and 100 feet is required. He said that if the Town would allow it, he would pursue that.

Mr. Pelissier said that he has been trying for four years to reconfigure that dead end so it could be opened for emergency vehicles. He would like to remove the guardrail and place a gate to which only the Highway Department would have access. He said that backing down that street is not good because of the steep grade.

Mr. Emond pointed out that if he were to access his lot via Bailey Avenue, the Town would be several steps closer to completing the paper street. He said that the hammerhead proposal guarantees that the paper road will never be opened.

Mr. King asked if Mr. Emond would be willing to sell the lot to the abutters.

Mr. Emond responded that he has paid taxes on this land for 25 years and would sell it today for \$30,000. No matter what happens, he will never recoup his investment.

Mr. Stark stated that there are issues with Bailey Avenue access - such as the curb cut requirement and inadequate frontage - which render that option not feasible. He said that the second public hearing will be held at the March 12, 2018 BOS meeting.

Chair Tardiff stated that the Groundwater Management Permit item on the agenda will be postponed.

Mr. Pelissier stated that he would like to change the status of his new employee from temporary full-time to permanent full-time. The employee is working out very well, an excellent fit.

Chair Tardiff stated that Mr. Stark should prepare the paperwork so that this item can be on the next agenda.

Consent Calendar, Minutes and Manifests

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to ratify the February 26, 2018 Consent Calendar.

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to approve the Payroll and Accounts Payable manifests listed on the February 26, 2018 agenda.

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to approve the minutes of the January 22, 2018 non-public session.

Town Administrator's Report

Mr. Stark said that a new plan has been devised for the Town Hall steps because they are not even. The fact that the steps are attached to the building has created a difficult challenge.

Mr. Stark mentioned the MRI update in the folders of the Board members. For the Town Administrator position, there were more than 20 candidates from as far away as Missouri and Iowa. Essays should be coming in soon, followed by background checks, phone interviews, a professional board review and a citizens' board review.

Mr. Stark reported that for the Webster Street project, the Sewer Department would like to have one bid for all of the work. This is an efficient way to proceed and the Sewer Department will pay its share of the costs to the Town.

Mr. Stark said that it is time for a new laptop in the laptop rotation. The old one is not rotated out but used in another capacity.

Mr. Stark stated that Infinite Visions will hold a training session on March 20, 2018. This is a full day of training and is highly complex. Mr. Stark will attend with Trish Caruso and Debbie Bender, along with the Police and Sewer Departments.

Non-Public Session in accordance with the provisions of RSA 91-A:3, II (a)

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to enter non-public session in accordance with the provisions of RSA 91-A:3, II (a) at 6:46 p.m.

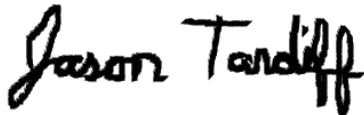

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to return to public session at 6:50 p.m.

On motion of Mr. Eaton, duly seconded by Chair Tardiff, it was voted to adjourn at 6:51 p.m.

TOWN OF ALLENSTOWN
SELECTBOARD
PUBLIC MEETING MINUTES

February 26, 2018

Signature Page

Original Approval:	
	03/12/2018
JASON TARDIFF, Chair	DATE
	03/06/2018
DAVID EATON, Vice Chair	DATE
RYAN CARTER, Member	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	JASON TARDIFF, Chair	DATE
	DAVID EATON, Vice Chair	DATE
	RYAN CARTER, Member	DATE

Signature Certificate



Document Reference: K2PCMEI4U39F8WGF63DS9

RightSignature

Easy Online Document Signing



Dave Eaton

Party ID: 6YXHMYJN2L98JK6RGP73C5

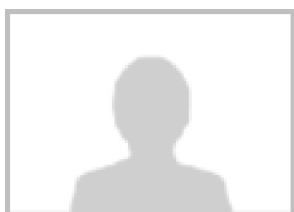
IP Address: 76.119.194.141

VERIFIED EMAIL: deaton@allentownnh.gov

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

2399595fd8dbf6ce52c0511f28ffd9daa89d348a



Jason Tardiff

Party ID: Z6YMJAJW2LAM65LY9T8UKT

IP Address: 173.9.43.198

VERIFIED EMAIL: jtardiff@allentownnh.gov

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

ce633a74f55738e05a6ab8abbac5df217e3a41



Timestamp

2018-03-12 07:28:56 -0700

2018-03-12 07:28:56 -0700

2018-03-12 07:28:18 -0700

2018-03-06 04:11:19 -0800

2018-03-05 16:27:54 -0800

2018-03-05 10:38:15 -0800

Audit

All parties have signed document. Signed copies sent to: Ryan Carter, Dave Eaton, Jason Tardiff, and Michael Stark.

Document signed by Jason Tardiff (jtardiff@allentownnh.gov) with drawn signature. - 173.9.43.198

Document viewed by Jason Tardiff (jtardiff@allentownnh.gov). - 173.9.43.198

Document signed by Dave Eaton (deaton@allentownnh.gov) with drawn signature. - 162.220.42.26

Document viewed by Dave Eaton (deaton@allentownnh.gov). - 76.119.194.141

Document created by Michael Stark (mstark@allentownnh.gov). - 64.222.96.214



This signature page provides a record of the online activity executing this contract.