

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
February 5, 2020

CALL TO ORDER

The Allenstown Planning Board Meeting of February 5, 2020 was called to order by Chairman Mike O'Meara at 6:30 p.m. Chair O'Meara called for the Pledge of Allegiance.

ROLL CALL

Present on the Board: Diane Adinolfo, Chad Pelissier, and Mike O'Meara.

Chair O'Meara stated that a quorum was present and thus a legal meeting of the board.

Ex-Officio: Sandra McKenney

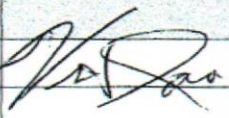
Residents of Allenstown: – None: See below:

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 02 / 05 / 2020

Sign-In Record

| Print Name | Signature | Indicate applicable status | |
|-----------------|---|---|---------------------------------------|
| | | Allenstown Resident | If no, state Organization represented |
| Vincent Iacozzi |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Allenstown Aggr. |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Others Present: Matt Monahan, Central NH Regional Planning Commission;
Vincent Iacozzi, Allenstown Aggregate

Other Public Officials: None

Allenstown Staff: Derik Goodine, Town Administrator

OLD BUSINESS

None

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

▪ Discussion of Agreement for Allenstown Aggregate

Chair O'Meara stated that the Planning Board needs to answer the question of whether or not the coal ash (slag) has been fully removed. Secondly, the Board must agree upon a plan for final removal of the coal ash at the Allenstown Aggregate site. He displayed two images of the site from August 2019, and next displayed images from a November 2019 site walk conducted by Mr. Monahan and himself. He stated that much of the coal ash had been removed, but some is left.

Mr. Monahan said that the pile has receded back and the slope is flatter.

Chair O'Meara said that Allenstown Aggregate is using the coal ash by reprocessing it on site.

Mr. Goodine said the Select Board is not looking to impose fines; they just want to be sure the coal ash is gone. He added that if November, for example, is the most realistic deadline, then November should be used.

Mr. Iacozzi referenced a letter from Town Attorney Somers.

Mr. Goodine read a section of the letter where Attorney Somers said that Allenstown Aggregate believes the coal ash will be gone by August. She said the Town is willing to accommodate and to agree upon a reasonable date, reserving the right to impose fines if the coal ash hasn't been removed by the agreed-upon date.

Chair O'Meara stated that the intent is to work together until the pile is gone.

Mr. Iacozzi said that when the weather breaks, their plan is to process the coal ash as a usable, salable product, either on or off site. He said that an October date would give them enough of a cushion. He said the remaining coal ash is between 1,500 and 2,000 tons. The original amount was about 5,000 tons. He said that coal ash was actively used throughout New England in 2010 and 2011. However, they were trapped when the DES changed the regulations and reduced the number of allowed uses.

Ms. Adinolfo asked what the coal ash is used for.

Mr. Iacozzi responded that it was used in agricultural with screened loam based on a 5 to 1 formula to spread on hayfields, putting minerals into the soil. It also can be used to fill trenches, he said, which reduces the amount of cement and sand used. Now, he said, they use it for road base materials.

Mr. Goodine said that it is still being used, but the uses are fewer. Chair O'Meara suggested setting November 2, 2020 as the deadline for the removal of the coal ash. Mr. Goodine said this would be taken up at the Select Board meeting next Monday, February 10th. He asked about site visits.

Chair O'Meara said they would make quarterly visits to the site.

Mr. Iacozzi mentioned that they have been working on other improvements at the site.

Public Hearing

Chair O'Meara opened the public hearing on this issue at 6:50 pm. There being no members of the public present to offer comments, he closed the public hearing at 6:50 pm.

Chair O'Meara asked for a motion regarding the 2015 settlement agreement.

Ms. Adinolfo made a motion stating that, in accordance with the settlement agreement entered into between the Town of Allenstown and Allenstown Aggregate in 2015, and after reviewing the status of the coal ash remaining, and following a public hearing, the Planning Board finds the coal ash has not yet been removed per the terms of the agreement. Mr. Pelissier seconded the motion.

Chair O'Meara called for a vote on the motion.

Diane Adinolfo – yes, Chad Pelissier – yes, and Michael O'Meara – yes

The vote carried unanimously.

Chair O'Meara next asked for a motion regarding endorsement of a plan for removal of the coal ash.

Ms. Adinolfo made a motion to endorse the plan presented by Allenstown Aggregate at the February 5, 2020 Planning Board meeting to remove the remaining coal ash by November 2, 2020, with Allenstown Aggregate continuing to process the coal ash as they currently are doing, with periodic site inspections to be made by the Planning Board. Mr. Pelissier seconded the motion.

Chair O'Meara called for a vote on the motion.

Diane Adinolfo – yes, Chad Pelissier – yes, and Michael O'Meara – yes

The vote carried unanimously.

▪ **Review of potential changes to site plan and subdivision study requirements**

Mr. Monahan referred to page 12 regarding site plan requirements. He proposed deleting the current language because it is vague. The new language will say to go to the subdivision regulations and adopt by reference.

Chair O'Meara asked about the purpose of the change.

Mr. Monahan responded that the purpose is to make sure they are the same, and adopting by reference is commonly done.

Chair O'Meara stated that the reference is to Section 6.02 (i) of the site plan regulations.

Mr. Monahan next addressed the five (5) studies listed and the triggers for these studies.

1. Impact studies may be requested if the development comprises two percent or more of the dwelling units in the town, or if the Planning Board finds that a commercial or industrial development might have a negative financial impact. The applicant may be asked to show what the impact will be.
2. Traffic impact studies, Section 6.01 (b), are mostly governed by the Traffic Generation Manual. Based on an assumption of 9.7 trip-ends per weekday for a single-family home, a 20-lot subdivision would generate 200 trip ends per weekday and would trigger a traffic impact study. A trip-end is defined as entering or leaving a site. A complete list of triggers, taken from the Trip Generation Manual, is as follows:
 - 20 detached, single-family homes
 - 40 manufactured units or condos
 - 20 motel units
 - 1,000 square feet of office space
 - 1,700 square feet of gross shopping center space
 - 1,200 square feet of restaurant space
 - 8,400 square feet of medical office/clinic space (Mr. Monahan noted that an adjustment is needed here.)
 - 4,000 square feet of hardware store or gas station space
 - 1,200 square feet of bank space.

Besides the volume of traffic, Mr. Monahan said, an analysis of approaches is also required. This addresses right and left turns and the need for turning lanes. A traffic impact study also includes looking at pedestrian and traffic systems and road accommodations (width, type and condition of the roads). He said he has seen chicanery with these traffic studies, where only the traffic counts are presented.

Ms. Adinolfo commented that it is traffic turns which often cause accidents.

3. Facilities impact studies are triggered when a development involves 100 lots, 100 residential units, 100 gross acres, or 8,500 square feet of office space, or 17 gross acres of industrial development. This requires assessment of demand on existing services - fire, police, water, sewer and schools. Impact on schools is triggered when a development would require the equivalent of one additional classroom, according to the census determination of the school-age population. (Mr. Monahan noted that 'subdivision' should be changed to 'development' here.)

4. Environmental impact studies are triggered by a development of ten or more lots or of 20 or more acres. The State has a list of endangered species. The applicant simply types in the map & lot to determine if an endangered species has been reported there.
5. Any other studies or exhibits the Planning Board wants to request.

Mr. Monahan said he will make the two minor changes discussed and a public hearing can be scheduled. No vote is needed, he said.

Ms. Adinolfo stated that this provides good clarification.

UNAPPROVED MINUTES

Chair O'Meara asked for a motion on the January 15, 2020 meeting.

Ms. Adinolfo made a motion to approve the January 15, 2020 meeting minutes as written. Mr. Pelissier seconded the motion.

Chair O'Meara called for a vote on the motion.

Diane Adinolfo – yes, Chad Pelissier – yes, and Michael O'Meara – yes

The motion carried unanimously and the January 15, 2020 minutes were approved as written.

STAFF UPDATES

None

SCHEDULING OF NEXT MEETINGS

Chair O'Meara stated that the next Planning Board meeting will be held on February 19, 2020. He said it would be a full agenda.

CORRESPONDENCE AND OTHER BUSINESS

None

ADJOURNMENT


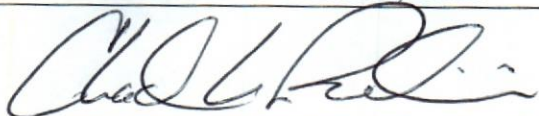
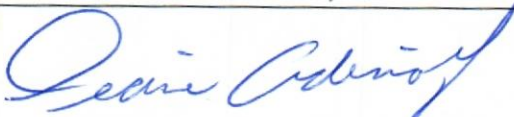


Mr. Pelissier made a motion to adjourn at 7:10 pm. Ms. Adinolfo seconded the motion.

Chair O'Meara called for a vote on the motion.

Diane Adinolfo – yes, Chad Pelissier – yes, and Michael O'Meara – yes

The motion carried unanimously, and the meeting was adjourned.

SIGNATURE PAGE
Planning Board
February 5, 2020

| Approval: | |
|---|------------|
|  | 2/19/2020 |
| MICHAEL O'MEARA, Chair | DATE |
|  | 2/19/2020 |
| CHAD PELISSIER, Vice Chair | DATE |
|  | 2-19-2020 |
| DIANE ADINOLFO, Member | DATE |
|  | 2/19/20 |
| MICHAEL FRASCINELLA, Member | DATE |
| N/A | |
| ROBERT LEE, Alternate Member | DATE |
|  | 02/19/2020 |
| SANDRA MCKENNEY, Ex-Officio | DATE |

| Amendment Approvals: | | |
|------------------------|--------------------------------|-------|
| Amendment Description: | Approval: | Date: |
| | | |
| | MICHAEL O'MEARA, Chair | DATE |
| | | |
| | CHAD PELISSIER, Vice Chair | DATE |
| | | |
| | DIANE ADINOLFO, Member | DATE |
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| | MICHAEL FRASCINELLA, Member | DATE |
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| | ROBERT LEE, Alternate Member | DATE |
| | | |
| | SANDRA McKENNEY, Ex-Officio | DATE |
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