

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
July 15, 2020

CALL TO ORDER

The Allenstown Planning Board Meeting of July 15, 2020 was called to order by Chairman Mike O'Meara at 6:32 p.m. Chair O'Meara called for the Pledge of Allegiance.

Chair O'Meara next read a statement establishing authority to hold an electronic meeting, along with remote viewing and listening guidelines.

As Chair of the Allenstown Planning Board, I, Mike O'Meara, find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. Please note that there is no physical location to observe and listen to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are (will be):

- a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means.*** We have a Zoom conference calling session set up for those listening. The instructions are on the Town website on the Planning Board agenda page.
- b) Providing public notice of the necessary information for accessing the meeting.*** We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website of the Town of Allenstown Planning Board page attached to the agenda for this meeting.
- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access.***
- d) Adjourning the meeting if the public is unable to access the meeting.***

ROLL CALL

Present on the Board: Mike Frascinella, Sandy McKenney, Diane Adinolfo, Chad Pelissier, Mike O'Meara

Ex-Officio: Sandra McKenney

Residents of Allenstown: Dawn Harsh
Melissa Clement
John Clement

Others present: Matt Monahan, CNHRPC
Jeffrey Burd, RJB Engineering
Vincent Iacozzi, Thibeault Corporation/Allenstown Aggregate
Eric Mitchell, Allenstown Aggregate
Aaron Firman, Allenstown Aggregate
Jeff Backman, Allenstown Sewer Department
Matt Peterson, Optimus Senior Living
Christian Boysen, Optimus Senior Living

Allenstown Staff: Derik Goodine, Town Administrator

Other Public Officials: None

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- **Subdivision Plan. Allenstown Aggregate, LLC. Case #04-2020. Map 106 Lot 18 at Granite Street in the Open Space and Farming Zoning District, applicant seeks a two-lot commercial subdivision. New lot will be approximately 5 acres with approximately 110 acres remaining.**

Chair O'Meara presented the first item, Allenstown Aggregate's subdivision plan. He stated that this is Case #04-2020, Map 106, Lot 18, at Granite Street in the Open Space and Farming Zone District. The applicant, he said, is seeking a two-lot commercial subdivision. The new lot will be approximately five (5) acres, with approximately 110 acres remaining.

Mr. Jeff Burd, RJB Engineering, stated that this is a 116-acre quarry site with 691 feet of frontage on Granite Street. The existing conditions of the five acres proposed for development are as follows: the parcel is in the Open Space zone, and a portion of the front is in the groundwater protection district, used for staging and stockpiling material. There is a berm which provides screening for Granite Street. Access to the quarry is on the west side of the property, where the scale house can be seen. The five-acre parcel has 490 feet of frontage, with 200 feet of frontage remaining for the quarry. The five-acre parcel will have municipal water and on-site

septic. The ZBA has granted a variance for a commercial building. The land is flat, with some ledge face to the east, which slopes to buffer the adjacent piece of property.

Chair O'Meara asked if any excavation would be done during the construction.

Mr. Burd responded that there would be no excavation needed. They will remove the berm in front for the driveway leading to the new building.

Mr. Monahan, CNHRPC, reported on the Technical Review Committee (TRC) meeting. He said that the Building Inspector asked Allenstown Aggregate if this was part of a larger plan; the response was that it is not. They will continue to operate the quarry on the remaining 110 acres.

Mr. Monahan said there were no checklist issues or subdivision issues. The applicant, he said, is asking for two waivers. The first is from Section 5.019 (c), which requires a full property survey. The second is from Section 5.01(l), requiring wetland delineation. He noted that the land is flat and composed of sand. Nothing is going on with the water, he said, and the site is not adjacent to anything, so there is no regional impact. He concluded, saying the applicant will need septic approval and a building permit from the Town for the driveway.

Mr. Burd stated that this subdivision does not require State subdivision approval because it is more than five (5) acres.

Regional Impact

Chair O'Meara requested a motion regarding regional impact.

Ms. McKenney made a motion stating that this project is not a development of regional impact. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye and Michael O'Meara – Aye.

The motion carried unanimously, and the Board determined that this is not a development of Regional Impact.

Waiver Request

Chair O'Meara requested a motion regarding the two waiver requests – the first from Sec. 5.01 (c) requiring a full survey of the land and the second from Sec. 5.01 (l) requiring wetland delineation, which will take place at the site plan phase.

Ms. McKenney made a motion to approve the two waiver requests as presented. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the Waiver Requests were granted.

Completeness

Chair O'Meara requested a motion regarding the completeness of the application.

Ms. McKenney made a motion stating that the application is complete. Mr. Frascinella seconded the motion.

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

Diane Adinolfo – Aye. Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the application was determined as complete.

Public Hearing

Chair O'Meara opened the Public Hearing on this subdivision at 6:52 p.m. There being no member of the public wishing to question or comment, Chair O'Meara closed the Public Hearing at 6:52 p.m.

Subdivision Approval

Chair O'Meara requested a motion regarding approval of this subdivision.

Mr. Frascinella made a motion to approve this subdivision application, with the conditions of approval listed by Matt Monahan of the CNHRPC. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye. Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the Subdivision Application was approved.

- **Site Plan. Allenstown Aggregate, LLC. Case #05-2020. Map 106 Lot 18-1 at Granite Street in the Open Space and Farming Zoning District, applicant seeks site plan approval to create a six-unit commercial multi-tenant building.**

Chair O'Meara presented the second item of new business, Allenstown Aggregate's Site Plan application. He stated that this is Case #05-2020, Map 106, Lot 18-1, at Granite Street in the Open Space and Farming Zone District. He applicant, he said, seeks site plan approval to create a six-unit commercial multi-tenant building.

Eric Burd began his presentation, stating that the proposal is for 12,800 square-foot building with six units for office, warehouse, or shop space, with a list of possible/likely tenants. For example, he said, a tenant with 30 employees would not work. The plan calls for 30 paved parking spaces in the front and gravel in the back. There are overhead doors in the back for trucks and storage. Drainage, he said is toward the northwest corner where there is a large detention pond. There is a culvert under the driveway. Regarding landscaping, he said, part of the berm will be removed to build the driveway, and also for the detention pond. Ten trees will be added around the parking lot, he said, as well as shrubs at the sides of the building. He said the plan calls for four (4) wall-mounted lights.

Chair O'Meara asked if they would be downcast.

Mr. Burd confirmed that they would be downcast. He said that underground electric and water lines would come up the driveway. A sign will be placed in front by the entrance. Dumpsters will be behind the building in the corner.

Chair O'Meara asked if they had a waste hauler lined up.

Mr. Burd confirmed that they had a waste hauler to empty the dumpsters. For septic, he said, the plan calls for a Bresby Pump system, with a capacity of five (5) occupants per unit. He concluded his presentation, saying that they are requesting a waiver regarding wetlands delineation because there are none in this immediate area.

Mr. Monahan listed the criteria for approval.

1. Septic design approval shall be obtained.
2. Professional stamps and signatures shall be on the final plan, as well as the owner's signature.
3. All waivers and Conditions of Approval shall be shown on the final plan.
4. The Notice of Decision shall be recorded at the Merrimack County Registry of Deeds.

Ms. McKenney asked if there would be fencing in case people entered the quarry area out of curiosity.

Mr. Burd said there would be no fence, but they would have Jersey barriers there.

Chair O'Meara stated that they were waiting for the Town Engineer's review and comments. He added that the engineer has expressed no concerns at this point.

Mr. Monahan said there was a full complement at the TRC meeting, with no significant concerns expressed. He said that the Highway Department representative only asked that they make sure that drainage continues to limit water leaving the site and traveling over the road. Mr. Monahan

said that the Town's engineer will get the details on that. He stated that the Building Inspector asked if any units might be sold, versus rented, and he was assured that they would be rentals.

Regional Impact

Chair O'Meara requested a motion regarding regional impact.

Ms. McKenney made a motion stating that this project is not a development of regional impact. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the Board determined that the application is not a development of Regional Impact.

Waiver Request

Chair O'Meara requested a motion regarding the waiver request from Sec. 5.01 (l) requiring wetland delineation.

Ms. McKenney made a motion to approve the waiver request as presented. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the Waiver Request was granted.

Completeness

Mr. Monahan stated that the Town Engineer's comments would not relate to completeness of the application.

Chair O'Meara requested a motion regarding the completeness of the application.

Ms. McKenney made a motion stating that the application is complete. Mr. Frascinella seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the application was determined complete.

Public Hearing

Chair O'Meara opened the Public Hearing on this application at 7:18 p.m.

Ms. Dawn Harsh stated that she was not an abutter, but wanted to ask where the retention pond drains, saying that a brook running into her backyard ran downstream from Granite Street.

Mr. Monahan said that the amount of drainage had to be equal to or less than the amount prior to the development, by law. He said this will be covered in the Town Engineer's review.

Chair O'Meara said that no water would be passing over Granite Street. That would not be allowed. This drains into a larger pond.

Mr. Frascinella asked the applicant about a recent company name change which he had noticed on a sign just this morning.

Mr. Mitchell said there was no change.

Mr. Monahan said that the Town Engineer would provide the usual drainage review.

Chair O'Meara closed the Public Hearing at 7:27 p.m.

Continuation of Application

Chair O'Meara stated that this application and public hearing would be continued until the August 19th meeting and that it will not be re-noticed.

- **Site Plan. Optimus Senior Living. Case #06-2020. Map 109 Lot 17 at 15 Pinewood Road in the Open Space and Farming Zoning District, applicant seeks site plan approval to create a 126-unit assisted living facility.**

Chair O'Meara introduced the next item, the site plan application of Optimus Senior Living. He said this is Case #6-2020, Map 109, Lot 17 at 15 Pinewood Road in the Open Space and Farming Zoning District. The applicant is seeking site plan approval to create a 126-unit assisted living facility, he stated.

Mr. Monahan stated that they do not have the Town Engineer's review and comments for this site plan.

Mr. Matt Peterson, Optimus Senior Living, stated that this is 12.9 acres at the intersection of Pinewood Road, Route 28, and Chester Turnpike, of which 40% is wetlands, much of this being man-made. The proposal, he said, is for a four story, 126-room senior living facility with a residential look. He said there will be two access points, with circulation around the whole building. He said his next revision will include a sidewalk for employees for their safety while entering the building from the parking lot. Concerning grading and drainage, he said that they have met several times with the Wetlands Bureau and have reduced the size of the development

from 8,600 square feet to 6,575 square feet. Plans call for one wet pond for runoff from the employee parking lot to the existing wetlands and another wet pond for everything from the site. The elevation of the site will be 306.25 feet, dictated by the wetlands, which are at 298 feet. Referring to a map, Mr. Peterson indicated the retention wall locations. He said they do not usually landscape retention walls but are planting 103 trees and 127 shrubs, along with some perennials, out of consideration to an abutter. He said that lighting will consist of carriage lanterns on 14-foot poles. These are for safety, he said. They don't want to 'light up the world.' Mr. Peterson continued, saying that the wetlands impact of the sidewalks will be minimized as much as possible. They have removed about six (6) parking spaces, and the total impact will be at 7,552 square feet. He said the entrance at the high point of the wetlands includes 1,400 square feet of development. He added that this proposal will be reviewed by three (3) entities: the AOT Bureau, the Wetlands Bureau, and the Town Engineer. Comparing pre to post development, the impact will be less after the development and will include recharging of certain things. Per NHDES, he said, they must infiltrate a portion of their runoff, filtering it back into the ground from the wet pond. This overflow will go into a stone infiltration system which is about one foot deep and for which he will have the final numbers at the next hearing. He added that they have looked at the 50-year storm.

Ms. McKenney asked if the employee parking lot led to a path or a drivable road.

Mr. Peterson said that it is 24 feet wide and is drivable, and they will be adding a sidewalk to the plans as of today.

Mr. Monahan stated that the fees and the W9 have been taken care of and the Town Engineer is reviewing the impact to the wetlands for the Conditional Use Permit (CUP). He said that the Town Engineer is reviewing the Trip Generation memo. At the TRC meeting, he said, they had a full house. The Dredge and Fill permit is a condition of approval, and, because of its size, the project is subject to Alteration of Terrain (AOT), which is the State storm water process.

The Town Administrator asked Christian Boysen about residents of the facility walking on and off the site. Mr. Boysen said that there will be sidewalks and the residents will be taken offsite for recreational activities.

Regarding wastewater, the applicant must install a grinder and a grease trap. The brand was unknown to the Sewer Department representative, who offered guidance by suggesting some brands which he is aware of. Since comments from Pembroke Water Works have not yet been received, Mr. Monahan said he would follow up on that.

The Police Department recommended signage for right turns only at the intersection of Route 28.

Mr. Monahan continued, saying that the facility would be able to link up with senior bus service (CATCH) from Concord, and they are exploring that option for connectivity with Concord. He said there are lots of conditions, but he will not go over the list tonight. USGS benchmarks, he said, were not on the plan, and they should be a condition of approval. A performance bond should be posted, he said. Elements to be included would consist of public infrastructure in the public right-of-way, including but not limited to drainage, pavement cut and utilities.

He said there is a waiver request for the 25-foot wetland buffer (7.01 (a)).

For signage, the applicant is responsible under Article 111.4 to have Building Inspector approval.

He added that about 20% of the residents will have vehicles, but there is not much regional impact.

Mr. Monahan said that he had comments from Steve Henniger, a planner with the Central New Hampshire Regional Planning Commission. Mr. Henniger has concerns about habitat loss and suggests plantings to re-create the wetlands at a faster rate. He suggested landscaping along Route 28.

HVAC units should be on the architectural plans – indicating their placement either on the roof or the side of the building.

There should be a plan note about snow removal when there is too much to be stored on site.

The final plans should show fire access, according to Fire Department requirements, and these plans should reflect the approved site.

Fees must be paid, and the Notice of Decision (NOI) must be filed with the Merrimack County Registry of Deeds.

Regional Impact

Chair O'Meara asked for a motion regarding regional impact.

Ms. McKenney made a motion stating that this project is not a development of regional impact. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the Board determined that the application is not a development of Regional Impact.

Waiver Request

Mr. Monahan explained that the applicant is requesting a waiver for Section 701.a requiring a 25-foot wetland buffer. He said the wetland impact has been minimized, and the applicant will need a Dredge & Fill permit anyway for the construction process. Because of the condition of the land, he said, the buffer would be a hardship if enforced. The applicant has gone to great lengths to protect the wetlands.

Chair O'Meara requested a motion regarding the 25-foot wetland buffer waiver request.

Ms. McKenney made a motion to approve the waiver request as presented. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the Waiver Request was granted.

Chair O'Meara stated that the Board cannot act on the CUP until the Town Engineer comments are received. He asked for a motion on the completeness of the application.

Completeness

Ms. McKenney made a motion stating that the application is complete, subject to the Town Engineer's comments on the CUP and other issues. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the application was determined complete, subject to the conditions of the motion.

Public Hearing

Chair O'Meara opened the Public Hearing at 8:12 pm.

Melissa Clement thanked the applicant for the trees and other vegetation. She indicated that she had sent a letter to Dawna Baxter. Next, Ms. Clement asked about the emergency spillways.

Mr. Monahan said he would get back to her with more specifics, but he briefly explained that this is in preparation for the 50-year storm. There is a one-foot deep trench for protection from flooding.

Ms. Clement asked about installing a blinking yellow light at Chester Turnpike and Route 28.

Mr. Monahan said this is a DOT issue.

Mr. Monahan stated that this is a Light Industrial/Commercial Zone and the proposed use is one of the least intensive possible. He said that it is a balance.

Ms. Clement said she and her husband are not opposed to the project. However, water has been running through their yard and eroding their property. It has been on the Town's radar; the piping is not sufficient. We appreciate that Mr. Monahan has been willing to work with us.

John Clement said there is a big berm of dirt which was placed by the State and is blocking the flow of water. He said he is not sure why it is there.

Mr. Frascinella stated that traffic coming from Morgan Storage may make a right turn only.

Continuation

Chair O'Meara stated that the meeting will be continued until August 19th to allow time for review of the Town Engineer's comments. It will not be re-noticed. The CUP is pending until that meeting.

UNAPPROVED MINUTES

Ms. McKenney made a motion to approve the minutes of the July 1, 2020 meeting as written. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Abstained due to absence, and Michael O'Meara – Aye.

The motion carried unanimously, and the meeting minutes for July 01, 2020 were approved.

CORRESPONDENCE & OTHER BUSINESS

None

SCHEDULING OF NEXT MEETING

Chair O'Meara stated that China Mill is scheduled to present at the next meeting, scheduled for August 5th.

ADJOURNMENT

Ms. Adinolfo made a motion to adjourn at 8:36 pm. Ms. McKenney seconded the motion.

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

Diane Adinolfo – Aye, Sandy McKenney – Aye, Mike Frascinella – Aye, Chad Pelissier – Aye, and Michael O'Meara – Aye.

The motion carried unanimously, and the meeting was adjourned.

SIGNATURE PAGE
Planning Board
July 15, 2020

Approval:	
<i>Michael A. O'Meara</i>	<i>05-Aug-2020</i>
MICHAEL O'MEARA, Chair	DATE
Yes – Via Remote Roll Call Voice Vote	05-Aug-2020
CHAD PELISSIER, Vice Chair	DATE
Yes – Via Remote Roll Call Voice Vote	05-Aug-2020
DIANE ADINOLFO, Member	DATE
Yes – Via Remote Roll Call Voice Vote	05-Aug-2020
MICHAEL FRASCINELLA, Member	DATE
N/A	N/A
MATT L'HEUREUX, Alternate Member	DATE
Yes – Via Remote Roll Call Voice Vote	05-Aug-2020
SANDRA MCKENNEY, Ex-Officio	DATE

SIGNATURE PAGE
Planning Board
July 15, 2020

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