

**Allenstown Planning Board  
16 School St.  
Allenstown, New Hampshire  
03275**

**Allenstown Planning Board Meeting Minutes**

**Date:** June 4, 2014

**Location:** Allenstown Town Hall

**Time:** 6:30 PM

Note: Although these minutes may contain direct quotes, they are not verbatim. Many sections contain a general description the remarks of the participants as interpreted as both indicated by the transcriber and should not be relied upon as the actual intent of the participant's statement. Additionally, many statements have been omitted, condensed and generalized based on the interpretation of the transcriber as to the relevance, content, specificity, accuracy, and/or conformity to any applicable statute. The transcriber assumes no liability for the contents of the document.

**Meeting was opened by Chair Chris Roy at 6:30 p.m.**

**BOARD MEMBERS PRESENT:** Chairman Chris Roy, Vice Chair Chad Pelissier, Ex-Officio Jeffrey Gryval, and Lawrence Anderson.

**BOARD MEMBERS ABSENT:** None

**PUBLIC MEMBERS PRESENT:** CNHRPC representative Matt Monahan, Building Inspector Dana Pendergast, Town Administrator Shaun Mulholland, Jon Rokeh from Rokeh Consulting, Tom Huot from S & H Land Services, Douglas Zona, Lucy Farwell, Fred Farwell, Madelane Pelletier, George Pelletier, and Randy Gelat.

## **I. UNAPPROVED MINUTES:**

- Larry made a motion to accept the minutes of May 20, 2014. Chad seconded the motion. Motion passed unanimously and minutes signed.
- Larry made a motion to accept the minutes of May 21, 2014. Chad seconded the motion. Motion passed unanimously and minutes signed.

*Chris opened public hearing at 6:45 PM.*

## **II. RECEIPT OF APPLICATIONS AND PUBLIC HEARINGS:**

- **Lot Line Adjustment and Minor Subdivision Application. John Douglas Zona; Fred Farwell.**  
**CASE # 2014-02:** Tom Huot spoke briefly and introduced Engineer Jon Rokeh. Jon reviewed lot line adjustment for each property, proposal for new development of 8 units, discussed Sewer Easement and Shore Land Permit.
- **Site Plan. John Douglas Zona. Case # 2014-03:** Jon reviewed site plan; existing sidewalk will be continue to each unit, sewer main runs under portion of property, extending water main down to each unit, a fire hydrant will be installed, along with other underground utilities, reviewed storage and dumpster locations, drainage, addition of catch basins, fencing for each yard, snow storage locations, trees and lighting were all reviewed.
- Chris asked the Board if they had any questions: Larry stated there is a current easement to the Sewer Department regarding the sewer line that is on the property. Tom Huot stated the Condo Association will be responsible for repair any new construction, could look into by passing sewer line with pavement instead of drainage. Jeff stated the elderly housing is West of property and having a dumpster located so close to the property line may case an issue. Can anything be done to relocate dumpster? Tom stated the dumpster is fenced in and has nice landscaping. It is possible to add more trees as a buffer.
- Matt went over checklist items for both the subdivision and lot line adjustment applications. Checklist item #15 (6.01.o) regarding easement for drainage; need to receive draft and have Town Counsel review; Checklist item #34 regarding fire protection being adequate; Checklist item #39 need signature on landscape plan.
- Other items discussed were: need draft copy of Condo Docs which need to be filed with Attorney General's office; have Town's engineer review drainage plan to ensure it is in compliance with the Storm water protection.

*Chris opened meeting for public comment at 7:11 PM.*

- George Pellitier of 29 School Street: will the driveway come in from School Street? Mr. Rokeh replied yes. Mr. Pellitier voiced his concerns regarding higher volume of traffic on School Street, more kids going to the schools, increase in noise, and higher taxes. Jeff Gryval replied that School Street is a State Road and not own by Allenstown. Mr. Pellitier: if it is a State Road why do we have to pay for the repairs to it such as water and sewer? Mr. Gryval suggested he bring his issues and concerns to the proper departments because the Planning Board has no jurisdiction. Larry Anderson suggested calling and speaking with Dana at the Sewer Department to be placed on Agenda. Chris Roy stated he has seen less

**V. CORRESPONDENCE AND OTHER BUSINESS:**

- Dana updated Board on findings during investigation of Allentown Aggregate (AA). Finding included: light truck traffic; did seven (7) test pits with Shaun in the stump dump area and found no evidence of C & D fines; still operating business; owner stated to Shaun that there is C & D fines on the property; found railroad ties with Crete salt on them which NH Department of Environmental Services (DES) is addressing; AA has requested from DES to use coal slag however application has been denied; and finally Dana is trying to arrange a meeting with AA engineer and owner to discuss site plan with no response back at this time.

*Jeff made a motion to go into non-public at 8:23 PM under RSA 91:A 3 II:e. Larry seconded the motion. Roll call: Larry, yes; Chad, yes; Jeff, yes; Chris, yes. Motion passed unanimously.*

*Jeff made a motion to come out of non-public at 8:20 PM. Larry seconded the motion. Roll call: Larry, yes; Chad, yes; Jeff, yes; Chris, yes. Motion passed unanimously.*

*Jeff made a motion to seal the minutes of the non-public session. Larry seconded the motion. Roll call: Larry, yes; Chad, yes; Jeff, yes; Chris, yes. Motion passed unanimously.*


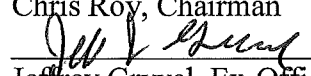
*Larry made a motion to file an injunction relief for violation of Planning Board cease and desist order against Allentown Aggregate. Chad seconded the motion. Roll call: Larry, yes; Chad, yes; Jeff, yes; Chris, yes. Motion passed unanimously.*

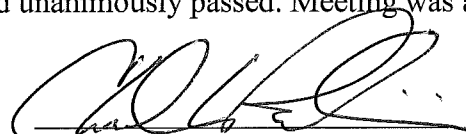
Chris requested to have Shaun notify legal counsel of Board decision.

Dana asked if the posting schedule could be put on website for applicants to show the dates they must submit an application. Discussed CNHRPC meeting coming up, Chad and Larry will be attending. Shaun updated that Ricoh has been significant process of making all paper documents electronic and looking into the option of making public documents available on-line for residents to search. There may be a cost associated with this option. Discussed April meeting minutes still missing. Chris will contact Andrea to get an update.

**ADJOURN:**

With no further business to discuss, Jeff made a motion to adjourn the meeting. Chad seconded the motion. Motion was voted on and unanimously passed. Meeting was adjourned at 8:49 pm.

  
Chris Roy, Chairman  
  
Jeffrey Gryval, Ex-Officio  
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Member

  
Chad Pelissier, Vice Chairman  
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Lawrence Anderson, Member  
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Alternate