

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
December 21, 2016

Call to Order.

The Allenstown Planning Board Meeting for was called to order by Chair, Chris Roy at 6:45 pm.

Roll Call.

Present on the Planning Board: Chris Roy, Chair; Chad Pelissier, Vice-Chair; Diane Adinolfo.

Present on the Zoning Board of Adjustments: Eric Fuestel.

Ex-Officio: None

Others Present.

Others Present: Matt Monahan, CNHRPC

Other Public Officials: None

Allenstown Staff: Dana Pendergrast

OLD BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS

The Board made a final review of the sections containing changes to the proposed Town Ordinances.

Meeting was opened to the public at 6:46 by Chris Roy, Chair.

Matt Monahan stated the sections changed:

- Definitions
- Articles dealing with zones
- Removed senior housing
- Added Energy sections
- Moved cluster housing from Open Space and Farming to its own section.
- Revised the sign ordinance to provide for more power and make consistent with the new case law
- Changed the manufactured home park ordinance lots to establish 10,000sq feet and have a 15 foot setback from the side and the rear

- Changed the boundaries of the zoning map for the agriculture district to remove them from portions of the developed area along Rte 3 and 28
- Made a minor change to the storm water management ordinance to clarify that it's not applicable to single family homes
- Created an alternative energy dealing with windows, solar and outdoor boilers
- Added two words to the adult business district ordinances in that they have to meet all the setback requirements

Matt asked the board about the definition regarding buffers for wetlands. The definition proposed was: the protected upland areas adjacent to the wetland surface waters in the wetland conservation district. The attorney recommends that it be pulled and rework for next year. Matt proposed to remove "in the wetland conservation district" from the definition. Eric Fuestel asked the reason for this recommendation. Matt replied that it is due to the MS4 related reason because there is a requirement for setbacks. This is not required until next year.

Accessory dwelling units was initially set up with the building inspector issuing conditional use permits, however the current iteration has the Planning Board as issuing conditional use permits. This was recommended by the attorney.

Cluster housing is only permitted in the OSF, R1 and R2, provided the parcels are not located in the in-fill development district. Limited to single family homes, the parent track has to be 15 continuous acres with 200 feet of frontage. The density calculation is 4 acres per house. The homestead lots would require .25 acres in R1 area, .50 acre in R2 area, and 1 acre in OSF area. No structure closer than 200 feet to any town road. In OSF area, if recreational use is to be included, golf course, nature, or equestrian use, the acreage is to be increased to 25 acres instead of 15.

Discussion regarding whether there should be a specific restriction regarding the use of ATV recreation. After discussion, it was decided that the term "passive" prevents the use of motorized vehicles.

Fire Chief Dana Pendergrast asked whether the ordinance for the outdoor wood boilers had been removed from the proposed ordinances. Matt Monahan verified that it is currently in the proposed ordinances. There was a question as to whether another public hearing is needed due to the removal of the outdoor furnace ordinance. The section for outdoor furnaces will be removed from the proposed ordinances. Textual modifications are allowed without holding another public hearing. Removal of this section is a major change and does require another public hearing. Another public hearing will be held on January 11, 2017.

A motion was made by Chad Pelissier to hold another public hearing to review final changes decided upon at this meeting. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Diane Adinolfo—yes, Motion passed.

Chris Roy closed the public hearing at 7:41.

NEW BUSINESS/RECIEPT OF APPLICATIONS & PUBLIC HEARINGS.

None

REVIEW OF UNAPPROVED MINUTES.

Motion made by Chad Pelissier to accept the minutes from the November 2nd meeting. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Diane Adinolfo—yes, Motion passed.

Motion made by Chad Pelissier to accept the minutes from the November 16th meeting. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Diane Adinolfo—yes, Motion passed.

IV. CORRESPONDENCE & OTHER BUSINESS:

None

V. STAFF UPDATE:

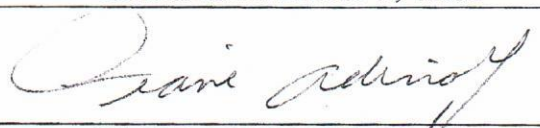
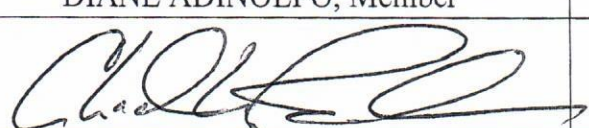
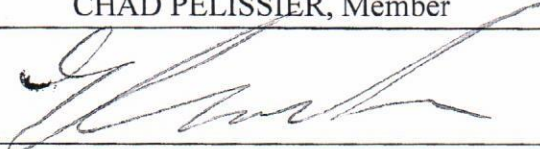
None

VI. ADJOURN

A motion was made by Chad Pelissier to adjourn the meeting. Motion seconded by Diane Adinolfo. Vote: Chad Pelissier—yes, Diane Adinolfo—yes. Motion passed. Meeting adjourned at 7:50.

Next meeting will be January 04, 2017.

Signature Page

Approval:	
CHRISTOPHER ROY, Chair	DATE
	
DIANE ADINOLFO, Member	DATE
	1-4-17
CHAD PELISSIER, Member	DATE
	1-7-17
LARRY ANDERSON, Member	DATE
JASON TARDIFF, Ex-Officio	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	CHRISTOPHER ROY, Chair	DATE
	DIANE ADINOLFO, Member	DATE
	CHAD PELISSIER, Member	DATE
	LARRY ANDERSON, Member	DATE
	JASON TARDIFF, Ex-Officio	DATE