

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
January 17, 2018

Call to Order.

The Allenstown Planning Board Meeting for January 17, 2018 was called to order by Chair Mike O'Meara at 6:32 p.m.

Roll Call.

Present on the Board: Diane Adinolfo, Ryan Carter, Chad Pelissier, Mike Frascinella and Mike O'Meara

Ex-Officio: Ryan Carter

Others Present.

Residents of Allenstown: None

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Allenstown, New Hampshire 03275

Meeting Date: 01 / 17 / 2018

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
None		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: Matt Monahan, CNHRPC

Other Public Officials: None

Allenstown Staff: None

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

a. Continuation of 4NH Homes Application

The Chair advised that this was a continuation under “Old Business”, not “New Business”, as indicated on the published agenda.

The Chair requested that Matt Monahan provide an update and status on the Application. Matt explained that subsequent to the denial of the appeal of the 200ft buffer by the Allenstown Zoning Board of Adjustment at their November, 2017 meeting, the Planning Board was left with no other feasible option but to deem the current application as “Incomplete without prejudice”, meaning that the Applicant could reapply. The action was based upon the following factors:

- The Planning Board initially continued the application prior to voting on completeness in order for the Applicant to secure a variance from the Zoning Board of Adjustment for the 200-foot buffer required for cluster subdivisions per the Zoning Ordinance.
- The Zoning Board of Adjustment subsequently denied the variance request, resulting in the proposed cluster subdivision being unable to comply with the Zoning Ordinance due to encroachments on the 200-foot buffer.
- Section 6.02(s) of the Subdivision Regulations includes zoning compliance as a required element for a complete application. Following the Zoning Board’s decision, the proposed plans could not comply with the zoning ordinance without the variance.

Following discussion, Matt advised that the Board could vote to deem the application incomplete, without prejudice, as the reason for continuation, the variance for the 200-foot buffer was denied by the ZBA, and Subdivision Regulation Section 6.02(s) includes zoning compliance as a required item.

The Chair requested a Motion to deem the Application incomplete, without prejudice, using the language provided. Motion made by Diane Adinolfo. Motion seconded by Mike Frascinella. The Chair called for a Roll Call vote:

Vote: Diane Adinolfo–Yes, Ryan Carter–Yes, Chad Pelissier–Yes, Mike Frascinella–Yes, and Mike O’Meara–Yes.

The Motion was approved, and the Application was deemed “Incomplete, without prejudice”.

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS.

- a. None

UNAPPROVED MINUTES:

- a. Review and approve minutes from the January 03, 2018 meeting.

The Chair requested a motion to approve the minutes of the January 03, 2018 meeting as written. Motion to approve made by Mike Frascinella. Motion seconded by Diane Adinolfo.

Vote: Diane Adinolfo–Yes, Ryan Carter–Yes, Mike Frascinella–Yes, and Mike O’Meara–Yes. Chad Pelissier–Abstain.

Motion passed and the minutes for January 03, 2018 were approved.

IV. CORRESPONDENCE & OTHER BUSINESS:

- a. None

V. STAFF UPDATE:

- a. None

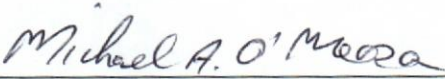

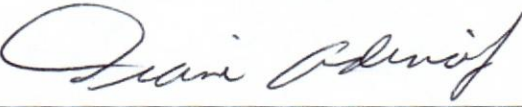
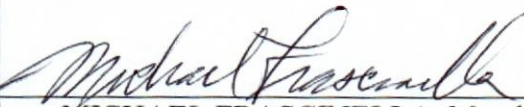
VI. ADJOURN

There being no further business before the board, the Chair requested a motion to adjourn. Motion to adjourn made by Diane Adinolfo. Motion seconded by Mike Frascinella.

Vote: Diane Adinolfo–Yes, Ryan Carter–Yes, Chad Pelissier–Yes, Mike Frascinella–Yes, and Mike O’Meara–Yes.

Motion passed, and the meeting was adjourned at 6:45 p.m.

Signature Page

Approval:	
	<p style="font-size: 1.2em;">2/21/2018</p>
MICHAEL O'MEARA, Chair	DATE
	<p style="font-size: 1.2em;">2/21/18</p>
CHAD PELISSIER, Vice Chair	DATE
	<p style="font-size: 1.2em;">2/21/18</p>
DIANE ADINOLFO, Member	DATE
	<p style="font-size: 1.2em;">2/21/18</p>
MICHAEL FRASCINELLA, Member	DATE
<p style="font-size: 1.5em;">N/A.</p>	
RYAN CARTER, Ex-Officio	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	MICHAEL O'MEARA, Chair	DATE
	CHAD PELISSIER, Vice Chair	DATE
	DIANE ADINOLFO, Member	DATE
	MICHAEL FRASCINELLA, Member	DATE
	RYAN CARTER, Ex-Officio	DATE

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