

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
January 24, 2018

Call to Order.

The Allenstown Planning Board Meeting for January 24, 2018 was called to order by Chair Mike O'Meara at 6:30 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: See Below

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Allenstown, New Hampshire 03275

Meeting Date: 01/24/2018

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Alice Pion	Alice Pion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sue Ann Simpson	Sue Ann Simpson	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Jay Hackshaw	Jay Hackshaw	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Jody S. Hackshaw	Jody S. Hackshaw	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Laurence A. Pion	Laurence A. Pion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phillip Plourde	Phillip Plourde	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SHARON GGLINAS	SHARON GGLINAS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
John McCarty	John McCarty	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Property Owner
Robert Mackey	Robert Mackey	<input type="checkbox"/> Yes <input checked="" 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. Second Public Hearing to amend the existing definition for the term “Heavy Manufacturing” in accordance with Article II, Definitions, Section 83.

The Chair opened the Public Hearing portion of the meeting at 6:31 p.m.

Matt Monahan provided a copy of the proposed definitions (attached) which included the existing and proposed language, with the additional language highlighted in red for ease of legibility/understanding of the proposed change. Matt explained to those present that the intent of the proposed change was to aid in supporting the current definition of “Heavy Manufacturing” as included in a proposed Tax Exemption Warrant Article to be voted on during Town Election. The proposed amendment was based upon Town Attorney review of the existing definition.

Members of the Public present expressed concern regarding the proposed amendment:

- Mr. Phillip Plourde expressed concern that this change was not needed and would hinder his and other business owner’s operations and expansion of business in general within the town. He stated his belief that the definition should not be changed.
- Sharon Gelinas expressed concern about being grandfathered for existing activities already being performed as part of her current business operations (reclamation of asphalt and related material) and what would happen if those activities were discontinued for a number of years and then restarted. Matt explained that those activities would not fall under the definition of “Heavy Manufacturing” and provided some related examples by way of explanation.

There was also some general discussion regarding heavy manufacturing vs industrial activities definitions, as prompted by a question from Mike Frascinella.

Matt Monahan also advised that operations are grandfathered even if the zoning ordinance changes, providing those activities were in place prior to the change and are not discontinued.

There was some general discussion about what the proposed change could limit, as prompted by a question from Chad Pelissier. As an outcome of those discussions, Chad expressed a concern that without revising (or creating) other applicable definitions, we

might unintentionally limit a business that would want to operate in town. An example cited was a Recycling Facility definition. Chad stated that he was also unclear as to what the Town Attorney intended with the proposed amendment to the definition.

There were also some questions regarding the proposed Tax Exemption Warrant Article, to which Ryan Carter provided answers and explained the purpose of the proposed Warrant Article.

The Chair advised those present that a vote on the proposed amendment to the definition of "Heavy Manufacturing" would be postponed until after discussion on the proposed definition of "Manufacturing".

The Chair Closed the Public Hearing Portion of the meeting at 6:55 p.m.

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS.

- a. First Public Hearing to amend the existing definition for the term "Manufacturing" in accordance with Article II, Definitions, Section 104.

The Chair opened the Public Hearing portion of the meeting at 6:55 p.m.

Matt Monaghan provided an explanation on the proposed change to the "Manufacturing" definition. During discussion, questions arose on the current definition and the extent of recycled materials that are sometimes used in manufacturing activities, and that current definitions could unintentionally limit such operations. Matt Monahan questioned if what was perhaps needed was another definition for manufacturing of recycled goods/waste derived products. After further discussion, Matt advised that the Board could recommend moving forward with the currently proposed amendments and follow up at the next Town Election with other definition additions or amendments. Chad Pelissier was concerned that if all definitions were not amended at the same time, that they may not be made at all. There was consensus amongst the Board members for this concern.

Matt Monahan asked how this would impact the Tax Exemption Warrant Article. Ryan Carter advised that each was separate and that the adoption or rejection of the proposed definition amendments would not impact the Tax Exemption Warrant Article.

Matt advised that based on the timeline as set out in state law, the Board has no option but to either move forward or not with the proposed definition amendments as there was insufficient time to revise the existing proposals and hold another Public Hearing.

Based on Board discussions and input from members of the public, Chair O'Meara also expressed a concern that the proposed amendments could be too restrictive and prohibit activities within the town that might otherwise be desirable to bring in or entice new activities or expand on existing activities.

Based on a question from Mike Frascinella, the Chair advised that no changes could be made to the proposed definition amendments and that the only option for the Board was to vote Yea or Nay on the proposals.

The Chair Closed the Public Hearing Portion of the meeting at 7:08 p.m.

VOTE

Proposed amendment to the definition for the term "Heavy Manufacturing"

The Chair requested a Motion to recommend that the proposed definition of "Heavy Manufacturing" be recommended to be sent forward to Town Election. The Chair clarified that a Yes vote would recommend that the definition be sent forward, and a No vote would recommend that the definition not be sent forward. Motion made by Mike Frascinella. Motion seconded by Ryan Carter. The Chair called for a Roll Call vote:

Vote: Diane Adinolfo–No, Ryan Carter–No, Chad Pelissier–No, Mike Frascinella–No, and Mike O'Meara–No.

The Motion was defeated, and the Board does not recommend sending the proposed definition of "Heavy Manufacturing" forward to Town Election.

Proposed amendment to the definition for the term "Manufacturing"

The Chair requested a Motion to recommend that the proposed definition of "Manufacturing" be recommended to be sent forward to Town Election. The Chair clarified that a Yes vote would recommend that the definition be sent forward, and a No vote would recommend that the definition not be sent forward. Motion made by Diane Adinolfo. Motion seconded by Mike Frascinella. The Chair called for a Roll Call vote:

Vote: Diane Adinolfo–No, Ryan Carter–No, Chad Pelissier–No, Mike Frascinella–No, and Mike O'Meara–No.

The Motion was defeated, and the Board does not recommend sending the proposed definition of "Manufacturing" forward to Town Election.

UNAPPROVED MINUTES:

- a. None.

IV. CORRESPONDENCE & OTHER BUSINESS:

- a. None

V. STAFF UPDATE:

- a. None

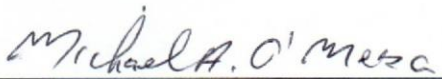
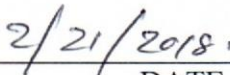

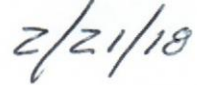

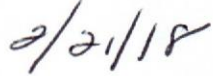

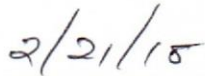

VI. ADJOURN

There being no further business before the board, the Chair requested a motion to adjourn.
Motion to adjourn made by Chad Pelissier. 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 7:12 p.m.

Signature Page

Approval:	
	
MICHAEL O'MEARA, Chair	DATE
	
CHAD PELISSIER, Vice Chair	DATE
	
DIANE ADINOLFO, Member	DATE
	
MICHAEL FRASCINELLA, Member	DATE
	
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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