## 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

Page \_\_\_\_ of \_\_\_\_\_\_

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

Meeting Date: 01 124 1 2018

Sign-In Record

		Indicate applicable status	
Print Name	Signature ALICE PION	Allenstown Resident	If no, state Organization represented
Sue Ann Sippson	Lullon Masson	ØYes □No	
Jay Hackshow	43	Ø¥es □No	
Jacks S. Hackshan	John Stockful	□Yes □No	
Lammer a Park,	Leve Affaile	□Yes □No	
PALL'a Plousde	Dallis Del	DYes □No	
SHARONGGLINAS	Dilla Wallungs	□Yes ☑No	
ides Mackey	1001 Jul	□Yes DNo	Proxerty Owner
Robert Macket	1360	□Yes ☑No	11
		□Yes □No	

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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.

These 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

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There was some general discussion, from what the corresed change could have, as prompted a management that the classification of the discussion of the consequence of a wishout a face for methods other malitable definitions are

might unintentionally limit a business that would want to operate in town. An example citied 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.

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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.

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## Signature Page

Approval:		
Michael A. O'Mesa MICHAEL O'MEARA, Chair	2/21/2018, DATE	
Call Full	2/21/18	
CHAD PELISSIER, Vice Chair	DATE	
Deani Gelinay	2/21/18	
DIANE ADINOLFO, Member	DATE	
Michael Flasomba	2/21/15	
MICHAEL FRASCINELLA, Member	DATE	
NA.		
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	

# TOWN OF ALLENSTOWN Planning Board 16 School Street Allenstown, New Hampshire 03275

Meeting Date: 01 / 24 / 2018

Sign-In Record

		Indi	cate applicable status	
Print Name Alier Reion	Signature AZICE PION	Allenstown Resident	If no, state Organization represented	
Sue Ann Simson	Au Con Masson	ØYes □No		
Jay HAderhaw	43	☑Yes □No		
Jody S. HackShaw	John Stockhall	□Yes □No		
Laurela Plad,	Leur At Just	☐Yes ☐Mo		
PALLO Ploupele	Dalling Oly	( □Yes □No		
SHARONGGUNAS	DALLE ON QUINCY	□Yes <b>☑</b> No		
Jebre Macket	1001 Jel	□Yes □No	Property Que	
Robert MACKET	150	□Yes ☑No	11	
		□Yes □No		

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