

TOWN OF ALLENSTOWN  
Planning Board  
16 School Street  
Allenstown, New Hampshire 03275  
March 21, 2018

**Call to Order.**

The Allenstown Planning Board Meeting for March 21, 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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Meeting Date: 03 / 21 / 2018

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
JEANNE MENARD	<i>Jeanne Menard</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Resident: Bruce's (Dowst Rd)
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: None

Other Public Officials: None

Allenstown Staff: None



## **OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS**

- a. None

## **NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS.**

- a. Dowst Road – Conceptual Consultation.  
Tax Map 402/Lot 1198; owned by Robert and Virginia Bruce,

The owners of the subject property (Mr. Edward & Mrs. Virginia Bruce) requested a conceptual consultation with the planning board regarding the potential sale and development of the property. Due to scheduling issues and the postponement of a prior Planning Board meeting, Mr. & Mrs. Bruce could not attend, but requested that Ms. Jeanne Menard represent them (see attached letter). Without objection, the board members agreed to the request.

The Chair advised that this is a conceptual consultation and is not binding on either party. Subject to Regulation requirements, a future application to the Planning Board for any development of the Lot may also be required. During subsequent discussions, the board also confirmed with Ms. Menard that the proposal involved the construction of a single dwelling on a portion of the Lot with the remaining portion undeveloped.

Ms. Menard outlined the proposal to the board including the possible location of the dwelling on the property with a driveway entering onto Dowst Road, which is a Class VI road in that location. Ms. Menard has several questions related to the possible sale and development of the property, including what would be needed to create a building Lot:

- Does the town consider the road a class VI Road at this location?  
Discussions indicated that it would be considered a Class VI Road, subject to confirmation with the Planner.
- Does the 200ft of required frontage need to be paved?  
Discussion indicated that there are other properties with unpaved frontage on Dowst Road, so pavement may not be required. Confirmation with the Planner is required.
- Would there be a possibility for a variance to not have to incur the expense of building a road to create driveway access into a building lot?  
Ryan Carter discussed that if a variance was granted, the town would then have to maintain that portion of the road to allow driveway access, and for emergency vehicles, etc. The town would possibly have to reclassify that road in order to maintain it, and that could be a complication that might be encountered.





- Instead of a Variance, is there any allowance in Allenstown for a landowner to maintain/alleviate the responsibility of the town to maintain the road?  
Ms. Menard indicated that other towns have processes whereby landowners assume responsibility for the maintenance, plowing, etc. of such roads and the town has no responsibility in that scenario. Following discussion, the Chair summarized the inquiry as follows: *Would the town allow a driveway to enter onto a dirt road if the town does not maintain the dirt road but if the owner of the property agrees to maintain it for access for emergency vehicles?* Follow up with the Planner is required.
- Would the town of Allenstown have any interest if a landowner was willing to voluntarily put an easement on the remainder of the property to prohibit further development?  
The Chair advised that this would be a question for the Select Board not the Planning Board. Following discussion, Ms. Menard advised not to pursue that inquiry at this time.

The Chair apologized that due to prior commitments, the Planner could not attend the meeting and that it would be 2-3 weeks before follow-up would occur, and the Board could get back with answers.

#### **UNAPPROVED MINUTES:**

- a. Review and approve minutes from the February 21 meeting.

The Chair requested a motion to approve the minutes of the February 21, 2018 meeting as written. Motion to approve made by Chad Pelissier. Motion seconded by Diane Adinolfo.

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

Motion passed and the minutes for the February 21, 2018 meeting 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.

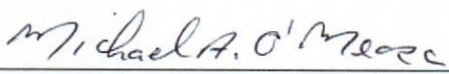
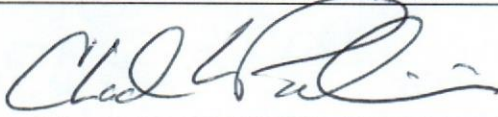
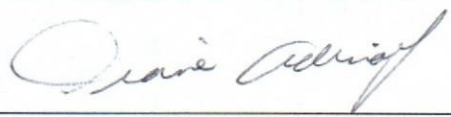
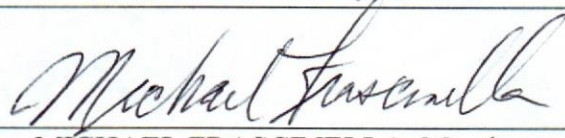
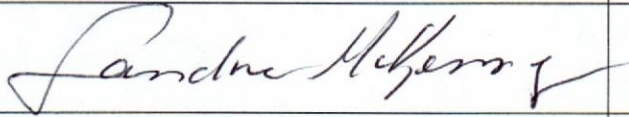
Vote: Diane Adinolfo–Yes, Ryan Carter–Yes, Chad Pelissier–Yes, Mike Frascinella–Yes, and Mike O’Meara–Yes.

Motion passed, and the meeting was adjourned at 6:51 p.m.





## Signature Page

Approval:	
 MICHAEL O'MEARA, Chair	<i>motion 4/18/2018.</i> <i>04/19/2018</i> DATE
 CHAD PELISSIER, Vice Chair	<i>04/18/18</i> DATE
 DIANE ADINOLFO, Member	<i>4-18-18</i> DATE
 MICHAEL FRASCINELLA, Member	<i>4/18/18</i> DATE
 RYAN CARTER, Ex-Officio	<i>04/18/18</i> DATE



<b>Amendment Approvals:</b>		
<b>Amendment Description:</b>	<b>Approval:</b>	<b>Date:</b>
	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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### Sign-In Record

[illegible]



March 9, 2018

Dear Members of Allenstown Planning Board,

Due to unforeseen circumstances, we are unable to attend the informal consultation with meeting scheduled for March 21, 2018 regarding our property on Dowst Road, known as Tax Map 402/Lot 119. Please allow our listing agent Jeanne Menard, Broker for Parade Properties, to ask questions on our behalf. We appreciate this consideration. If you need to reach us, do not hesitate to call us at 603-608-9943. Thank you,

Robert Bruce Robt Bruce date 3/9/18

Virginia Bruce Virginia Bruce date 3/9/18

