

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
April 18, 2018

Call to Order.

The Allenstown Planning Board Meeting for April 18, 2018 was called to order by Chair Mike O'Meara at 6:37 p.m.

Roll Call.

Present on the Board: Diane Adinolfo, Sandy McKenney, Chad Pelissier*, Mike Frascinella and Mike O'Meara.

*Chad joined shortly after the start of the meeting

Ex-Officio: Sandy McKenney

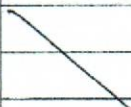
Others Present.

Residents of Allenstown: None - See Below

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TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
18 noon 4/18/2018
Meeting Date: 04/18/2018

Sign-In Record

		Indicate applicable status	
Print Name	Signature	Allenstown Resident	If no, state Organization represented
		<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. None

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS.

- a. Site Plan and Subdivision Regulations: discussion about potential new language relating to the length of approvals.

Matt Monahan provided copies and presented the proposed final new language for the Site Plan and Subdivision Regulations based on feedback from the Board at a previous meeting. Matt reviewed the changes with the Board, and following some questions and clarification, none of which affected the proposed language, the Board agreed to proceed to a Public Hearing with a recommendation to adopt the changes.

- b. Conditional Use Permit Application Form: discussion about addition of ADUs and Manufactured Homes to forms.

Matt Monahan provided copies and presented the proposed final new language for the addition of ADUs and Manufactured Homes to the Conditional Use Permit Application Form. Matt reviewed the changes with the Board, and following discussions, the Board agreed to proceed to a Public Hearing with a recommendation to adopt the changes.

- c. Request from the Economic Development Committee (EDC) - The Allentown Planning Board to consider rezoning the identified town-owned Lots from OSF to Commercial to facilitate possible future commercial development.

Identified Lots are as follows:

410-023
410-025
410-029
410-031
410-032
410-035
410-036
411-004
411-005

The Chair invited Mike Frascinella, Chairman of the Economic Development Committee, to present the rezoning request to the Board. Mike advised that the intent of the request was to potentially make additional town-owned land available for possible future commercial development. The location of the identified parcels was presented and reviewed on the town land map (see attached). Extensive discussion followed, including factors such as physical access to the identified parcels, including surrounding parcels not owned by the town, road access to the parcels, proximity to adjacent towns (i.e. Hooksett), and the ability to potentially take advantage of commercial development in those municipalities, etc.

During discussions, Chad Pelissier noted that some of the identified parcels might be subject to a possible Purchase & Sale Agreement with the town. Those parcels were identified as 410-029, 410-031, 411-004 and 411-005. This would remove the identified Lots from consideration for rezoning at this time.

Due to their location, Lots 411-004 and 411-005 were of particular interest to the EDC for rezoning, potentially opening access to other Lots in the area. While these Lots could no longer be considered for rezoning, following further discussion, the potential to consider rezoning property immediately to the southwest of Chester Turnpike was raised as a possible alternative. This could also potentially involve extending Chester Turnpike as a Class V Road to the Hooksett Town Line. Further investigation of this possible option would be required prior to proceeding.

It was agreed that the Board could not proceed with the EDC's request to rezone those Lots that were possibly subject to a Purchase & Sale Agreement with the town.

Following discussions with EDC Board members that also sit on the Planning Board, it was also agreed that rezoning of the remaining Lots would not serve a useful purpose at this time. By agreement, the rezoning request was tabled for future consideration should circumstances change.

- d. Re-appoint Chad for CNHRPC commissioner and an additional person.

Chad Pelissier and Mike O'Meara are the current appointees to the CNHRPC. Both stated that they are willing to be reappointed. With no other Board members requesting appointment to the CNHRPC, the Chair requested a Motion to re-appoint Chad Pelissier and Mike O'Meara as representatives from Allentown to the CNHRPC. Motion made by Sandy McKenney. Motion seconded by Diane Adinolfo.

Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Chad Pelissier–Yes, Mike Frascinella–Yes, and Mike O'Meara–Yes.

Motion passed and both Chad Pelissier and Mike O'Meara were appointed as representatives to the CNHRPC.

UNAPPROVED MINUTES:

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

The Chair requested a motion to approve the minutes of the March 21, 2018 meeting as written. Motion to approve made by Diane Adinolfo. Motion seconded by Mike Frascinella.

Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Chad Pelissier–Yes, Mike Frascinella–Yes, and Mike O'Meara–Yes.

Motion passed and the minutes for the March 21, 2018 meeting were approved.

IV. CORRESPONDENCE & OTHER BUSINESS:

- a. Chad Pelissier raised a concern regarding an issue a previous Planning Board applicant was having in proceeding with an approved application. The applicant was previously approved to develop and operate a business on Rt 28 in the area of Presidential Drive.

Chad stated that subsequent to Planning Board approval, the applicant was advised by NHDOT that a turn lane would be required for traffic management to/from the proposed new business. The applicant estimated the cost of that requirement to be approx. \$200,000 and consequently was not in a position to proceed with the development at this time.

Individually, Chad reached out to the CNHRPC for guidance/advice on how to possibly assist the applicant with this issue, as other businesses in that corridor do not have a similar requirement imposed. He was advised that the best course of action would be to request a meeting with NHDOT to understand the requirement and discuss options, if any. Chad raised the concern with the Board to determine if any support/assistance could be provided to the applicant.

While the NHDOT imposed requirement is beyond the scope of the Planning Board's jurisdiction, following discussions, the members agreed that in the interest of fostering economic and commercial development in the town, the Board would be willing to support and assist the applicant in attempting to resolve the matter with NHDOT. It was agreed that the Board would reach out to NHDOT to request a meeting. Matt Monahan was requested to contact NHDOT. Should NHDOT agree to the request, the Board would jointly attend a meeting with the applicant, NHDOT, and a representative from CNHRPC. It was agreed that Chad Pelissier and Mike O'Meara would represent the Board in any such meeting.

Chairman's note: Subsequent to the Planning Board meeting, the applicant advised that he was pursuing other business opportunities. He thanked the Board for its willingness to support/assist him with the matter but requested that the Board not take any further action at this time. Per the applicant's request, the Chair elected not to proceed.

V. STAFF UPDATE:

- a. None


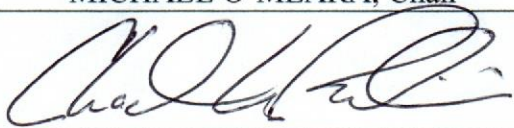
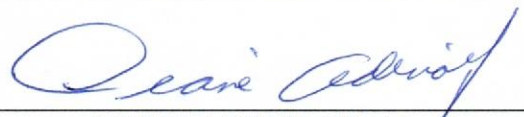
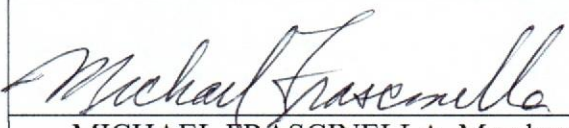
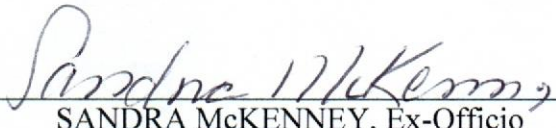
VI. ADJOURN

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 Sandy McKenney.

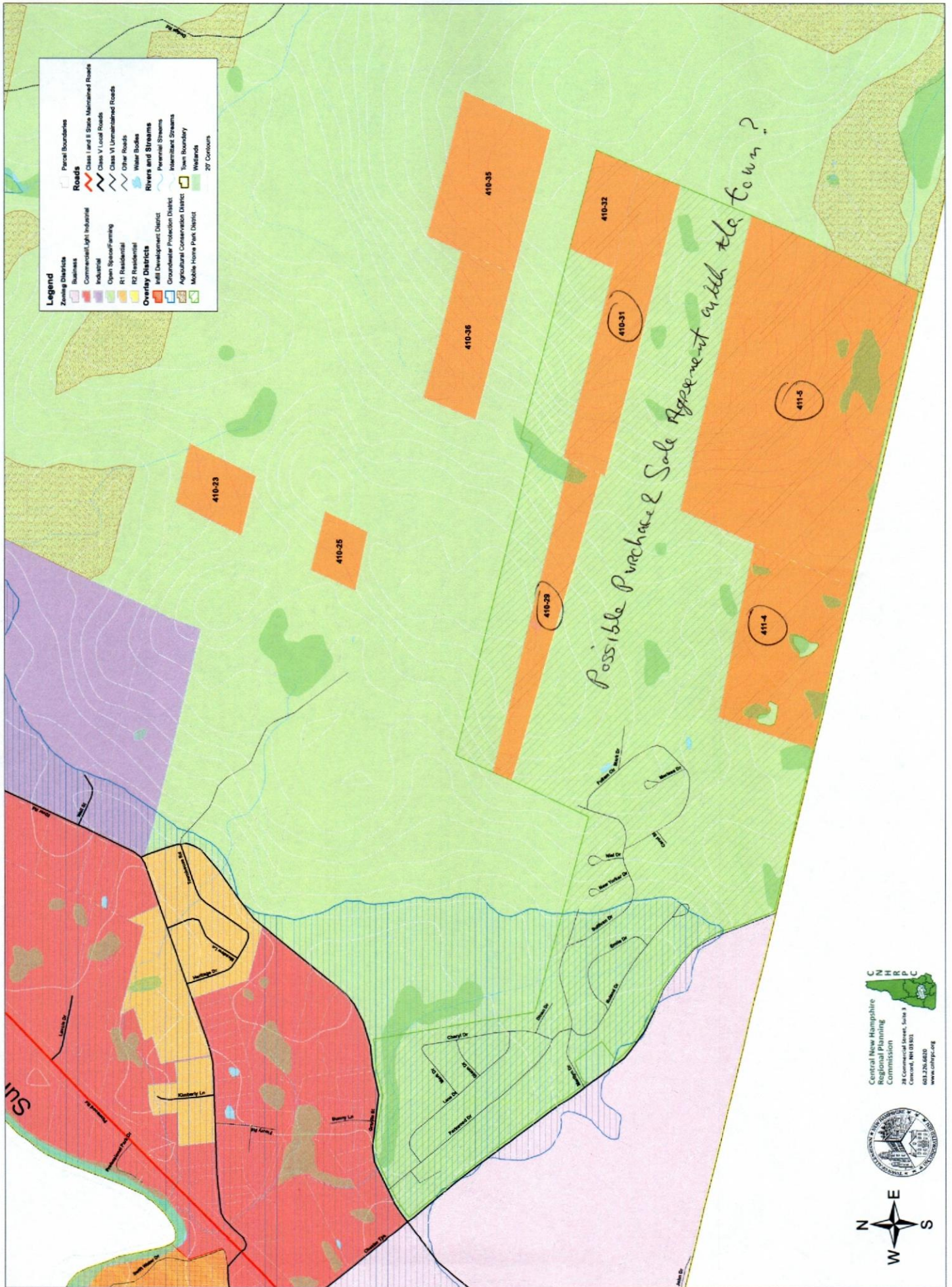
Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Chad Pelissier–Yes, Mike Frascinella–Yes, and Mike O'Meara–Yes.

Motion passed, and the meeting was adjourned at 7:52 p.m.

Signature Page

Approval:	
 MICHAEL O'MEARA, Chair	5/30/2018 DATE
 CHAD PELISSIER, Vice Chair	5/30/18 DATE
 DIANE ADINOLFO, Member	5-30-18 DATE
 MICHAEL FRASCINELLA, Member	5/30/18 DATE
 SANDRA McKENNEY, Ex-Officio	05/30/18 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
	SANDRA McKENNEY, Ex-Officio	DATE



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16 School Street
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Meeting Date: 04/19/2018

Sign-In Record

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