

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
May 15, 2019

Call to Order.

The Allenstown Planning Board Meeting of May 15, 2019 was called to order by Chairman Mike O'Meara at 6:30 p.m. Chair O'Meara called for the Pledge of Allegiance.

Roll Call.

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

Ex-Officio: Sandra McKenney

Others Present:

Residents of Allenstown: None – See below:

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16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 5/15/2019

Sign-In Record

		Indicate applicable status	
Print Name	Signature	Allenstown Resident	If no, state Organization represented
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: Matt Monahan, Central NH Regional Planning Commission

Excused: N/A

Other Public Officials: None

Allenstown Staff: None

Chair O'Meara explained that the public hearing originally scheduled for this evening had been cancelled. It was not needed because Town Attorney Sharon Somers has determined that a Special Town Meeting with one warrant article can accomplish what is needed to extend the

boundaries of the 79E area and to adjust the zoning in the China Mill area to cover residential development.

Ms. McKenney asked who would be drafting the warrant article.

Chair O'Meara said that would be a joint effort, including the Planning Board, Derik Goodine, and the Town Attorney.

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- Discussion - Zoning Change for China Mill Property
- Master Plan Update, adoption of amended RSA79E map

Mr. Monahan stated that Allenstown's 79E district and the Suncook Infill Overlay District were originally created to have the same boundaries for the sake of simplicity. The concept of the overlay district is to increase density and have mixed uses. Extending this district to the China Mill area gives the developer the opportunity to have residential units. RSA 162N, regarding Economic Revitalization Zones, offers a break on the State Business Tax for new or expanding businesses; this is designed and administered by the DRA. The town is responsible for management of the 79E and the infill overlay district. Even without the China Mill development, extending the area of these districts makes sense, according to Mr. Monahan. He said that he would like to share what he has drafted thus far and hopes the Planning Board members will offer ideas and feedback.

Chair O'Meara said he assumed that the extension of the infill overlay zone would automatically allow mixed uses.

Mr. Monahan said that was exactly right. Even though the current developers are not looking at commercial development, it would be available in the future. He continued, saying that the infill overlay zone requires small structures and small-scale development. China Mill is a massive structure, and the MS4 looms in the background. He said that China Mill has grandfathered industrial uses. Opening up for other uses is a good thing, even if the current developer does not want to introduce other uses at this time. He added that the new uses must meet all new requirements.

Ms. McKenney said that expanding the infill overlay district means opening up opportunities for somebody else down the road.

Chair O'Meara mentioned the existing hydro plant.

Mr. Monahan said the 79E entails an agreement between the developer and the community. Improvements made by the developer will result in a new assessed value. The BOS can negotiate with the developer and agree to a delay of tax increases for up to five years. The town has flexibility, but must provide a public covenant. That is, it must promise some benefit such as a new road or a bridge over the river. Offering an example, he said that the property of Associated Grocers in Pembroke went from an assessed value of \$500,000 to about six million dollars. It is a negotiating tool. Mr. Monahan suggested that the apartments should be 1,000 square feet, which is somewhat larger than the 750 square foot Accessory Dwelling Units.

Mr. Frascinella said he recently helped someone move into the senior apartment building, and he agreed to find out the square footage of these apartments for comparison.

Mr. Monahan said he could check with the NH Housing Authority about the square footage of typical two-bedroom apartments. He said he could also check existing Brady Sullivan developments.

Ms. Adinolfo mentioned a Brady Sullivan apartment building in Manchester where they have a tax credit based on historical preservation, and they are not allowed to have wall-to-wall carpeting on the main floor.

Mr. Monahan next said they should consider lighting standards. Public lighting should be downcast and energy efficiency could be required.

Mr. Frascinella said that 'full cut-off' lighting could be required for public lighting. That is, lighting should direct the viewer to the object being lit, not skyward.

Mr. Monahan said that they should have regulations regarding landscaping at the front and on the sides of the building. The parking lot must have landscaping which breaks up the impervious coverage. This is also an MS4 issue. He said he was allowing 1.5 parking spaces per apartment, with ten percent of the spaces reserved for handicapped parking. Visitor parking is also an issue to consider. Rooftop landscaping would be allowed when and where it is practical.

Ms. Adinolfo asked if the parking area might be extended.

Chair O'Meara responded that a lot of the area belongs to Allentown Sewer, or they have easements there.

Mr. Monahan said that perhaps the parking stipulation should just say that they must have adequate off-street parking.

Mr. Pelissier reported finding on the Internet two-bedroom, two-bathroom apartments range from 836 to 1,600 square feet.

Mr. Monahan said there is a new section, 2306-C, addressing a request for greater density. He asked if the Planning Board would prefer the requirement of a ZBA variance or a conditional use permit.

Chair O'Meara said he would prefer the ZBA variance route.

Mr. Monahan began a discussion of common areas.

Ms. McKenney said there will be no apartments on the first floor.

Mr. Monahan listed some other requirements: Restaurants would not be allowed to have drive-up windows. No franchise retail establishments would be allowed. Permitted commercial operations would include personal services, professional offices and cafes.

Chair O'Meara said that he had some feedback from Sharon Somers just this afternoon which they can review at the next meeting.

Mr. Monahan asked about major versus minor site plans.

Chair O'Meara suggested that a major site plan would be required "unless determined by the Planning Board that a minor site plan is sufficient."

Ms. McKenney noted that there would be no playground and it is unlikely that there would be many children in the apartments.

Mr. Monahan said that whether or not children would be permitted would be up to the developer. A few children would not be apt to have a negative impact on the schools.

Chair O'Meara said that they would have one more meeting to go over these issues before posting a public hearing. This, he said, was a first run-through.

Mr. Monahan asked the Board members to share with him at any time ideas or concerns they think of. Because this is being done in a bit of a rush, it is important to try to cover a lot of considerations in a short period of time.

Mr. Frascinella asked about the process of amending the 79E.

Mr. Monahan said that the Town Attorney would assist with that.

UNAPPROVED MINUTES

- a. The Chair requested a motion to approve the minutes of the April 17, 2019 meeting as written. Motion to approve made by Diane Adinolfo. Motion seconded by Sandy McKenney.

Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Mike Frascinella–Yes, and Mike O'Meara–Yes. Chad Pelissier abstained because he was not at that meeting.

Motion passed, and the minutes for April 17, 2019 were approved as written.

CORRESPONDENCE & OTHER BUSINESS

None

STAFF UPDATE

None

Chair O'Meara reminded the members that a mandatory training session on Conflict of Interest would be held tomorrow evening (Thurs 5/16/19) beginning at 6:30 pm.

SCHEDULING OF NEXT MEETING

Chair O'Meara announced that the next Planning Board meeting is scheduled for June 5, 2019 beginning at 6:30 p.m.

ADJOURNMENT

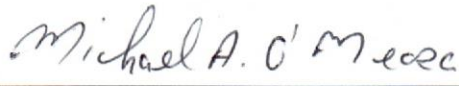

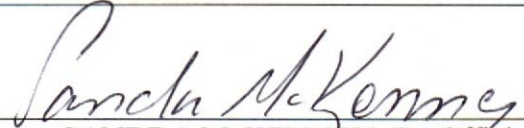
There being no further business before the board, the Chair requested a motion to adjourn. Motion to adjourn made by Diane Adinolfo. Motion seconded by Sandy McKenney.

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

Motion passed, and the meeting was adjourned at 7:37 p.m.

Signature Page

May 15, 2019

Approval:	
 MICHAEL O'MEARA, Chair	6/5/2019 DATE
N/A.	DATE
CHAD PELISSIER, Vice Chair	DATE
N/A.	DATE
DIANE ADINOLFO, Member	DATE
 MICHAEL FRASCINELLA, Member	6/5/19 DATE
N/A.	DATE
ROBERT LEE, Alternate Member	DATE
 SANDRA McKENNEY, Ex-Officio	06-05-19 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
	ROBERT LEE, Alternate Member	DATE
	SANDRA McKENNEY, Ex-Officio	DATE

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