

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
June 19, 2019

Call to Order.

The Allenstown Planning Board Meeting of June 19, 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: Bob Lee, Diane Adinolfo, Sandra McKenney, Mike Frascinella, and Mike O'Meara. The Chair later noted that Chad Pelissier arrived after the start of the meeting but in time to hear the town attorney's discussion.

Chair O'Meara declared this a quorum and thus a legal meeting of the Planning Board.

Ex-Officio: Sandra McKenney

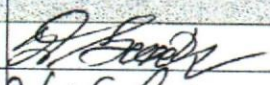
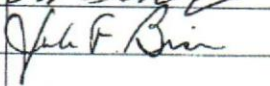
Residents of Allenstown: None – See below:

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Allenstown, New Hampshire 03275

Meeting Date: 6/19/2019

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Desik Gargi		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Town
John F. Bisson		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Brady Sullivan Properties
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: Sharon Somers, Town Attorney,
John Bisson of Cronin, Bisson & Zalinsky in Manchester, Attorney for Brady Sullivan developers.

Excused: Matt Monahan – Reserve deployment.

Other Public Officials: None

Allenstown Staff: Derik Goodine

OLD BUSINESS

- None

NEW BUSINESS

- Proposed revisions to the Allenstown Zoning Ordinance, Article XXIII
- Suncook Village Infill Development District, Revisions to the Official Zoning Map to expand the Suncook Village
- Infill Development District; and an expansion of the RSA: 79-E Tax Incentive Zone boundaries

Ms. Somers stated that some important issues were identified after the posting for tonight's Public Hearing, so a second Public Hearing will be needed. She began by saying that the ordinance draft refers to Lot 3, when the property actually includes Lots 4 & 5. Therefore, she suggested not listing specific lots in order to prevent a challenge. She said that an overlay district plan must list general requirements, permitted uses and development standards. There are, however, specific requirements for redevelopment of mills. She added that language is needed to clarify whether the Planning Board or the ZBA will administer this. She referred to Section 2306-8 regarding parking, saying "may be waived" is usually a Planning Board issue, not a ZBA matter, since the ZBA usually deals with variances and the Planning Board deals with waivers. She questioned the use of the word "adequate," asking what that means. How is this going to work?

Mr. Frascinella said that both sections which refer to parking regulations should have the same wording.

Ms. Somers said that she is not sure how Allenstown wants the overlay to operate in a mill redevelopment versus other types.

Ms. McKenney suggesting seeing how this is done in other towns.

Ms. Somers said that the Board should talk with Matt Monahan about this. She said that a significant amount of work has been done and this Public Hearing can address that work, but a final decision cannot be made tonight.

Chair O'Meara said that when Mr. Monahan finishes his deployment for naval reserve duty, he can redraft the ordinance for Planning Board review. He stated that he does not think they can meet the target date of August 15, 2019 for the special town meeting.

Ms. Somers said that July 16th would be the deadline for approving and posting; June 29th would be the latest date to post the notice with the completed documents.

Mr. Goodine stated that Town Clerk Kathleen Pelissier will be on vacation for two weeks in September, so they might be looking at an October date. He said that he would like to hear where the Brady Sullivan developers are with their plans.

Mr. Frascinella said that the types of parking requirements in the second section could merge into the first section to be in tune with the permitted uses in that section.

Chair O'Meara said that would be where the planner comes in. They can take one more shot at it. He suggested moving the July 3, 2019 Planning Board meeting to July 10, 2019 because of the holiday. At that time, the Board could review the new draft which will be prepared by Mr. Monahan and make any necessary revisions.

Ms. Somers said she could attend the July 10, 2019 meeting.

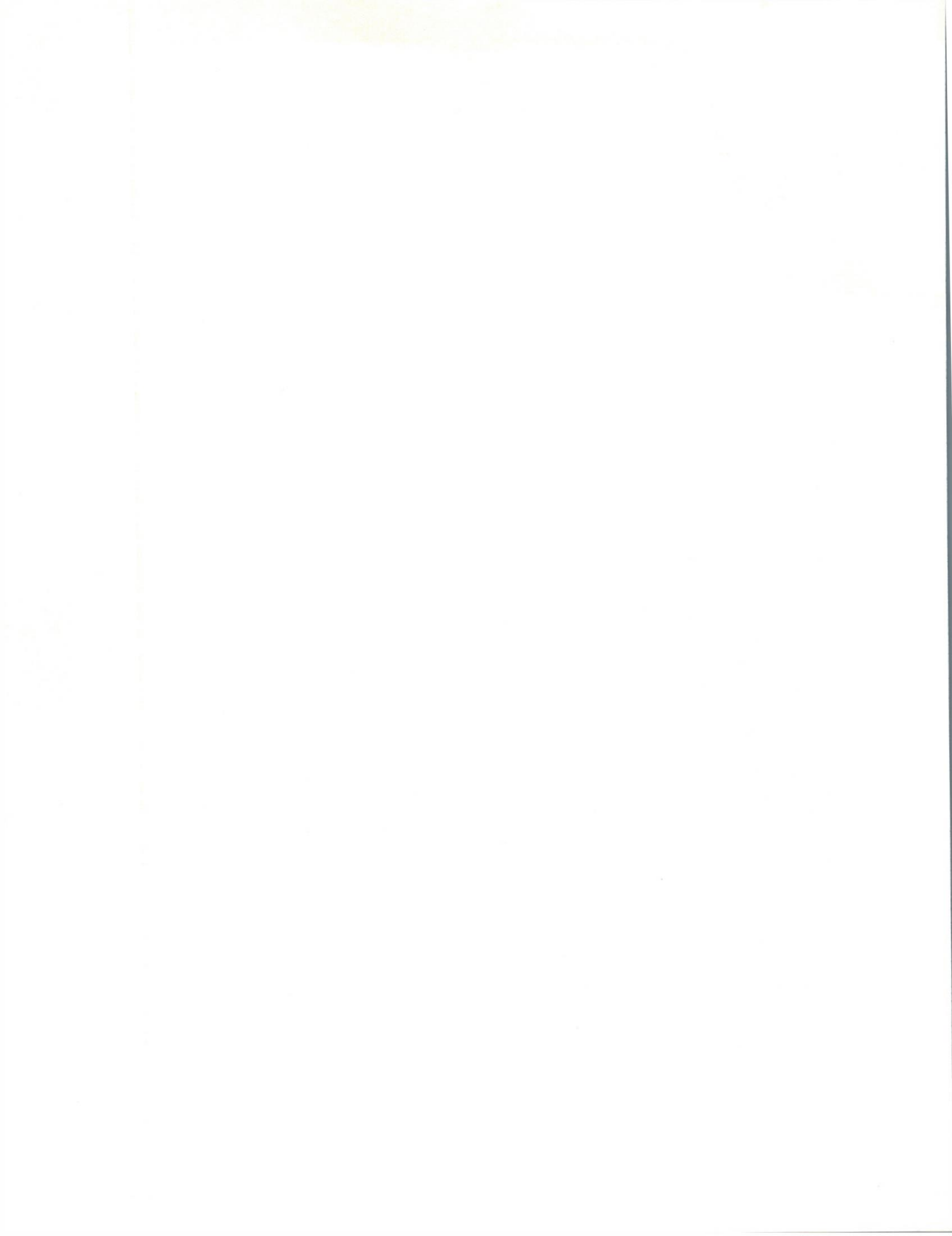
Ms. Adinolfo said the proposed ordinance should be complete at that time.

Chair O'Meara opened the Public Hearing at 6:51 pm.

Mr. Bisson stated that Brady Sullivan remains excited about this project. He said this is almost their particular expertise. He stated that the comments of Ms. Somers were well-taken, and he then added his own concerns. First, he said that uses of "shall," "will," "may" and "must" are not consistent in the draft ordinance. He referred to Section 2306 which says the façade "shall blend and face the main street." This is an historical building and should not be changed. He said it is hard to determine which is the front of the building but assumes it is the side opposite that which is on the river. He next raised a concern about the language stating "shall integrate sidewalks." Regarding parking, the front of the building is really the only option because of the river and lack of space on the sides. The maximum height requirement of 35 feet in Section 2306-C is a problem since the building is 65 to 68 feet high. He referenced Section 2307-A, which says that the "more restrictive" regulation would apply when there is a conflict in ordinance requirements. He suggested that the developer should be bound by this ordinance only. The developer might need relief from some of these requirements. Next, he said that density requirements might need a variance, or the language could be more user-friendly for the developer so that the relief of a variance, waiver or conditional use would not be required. Specifically, they would like to have more flexibility regarding the 650 square foot minimum for unit size. Some units might be smaller because that is what the millennials want. He said that the developers are generally excited and have a desire to move forward.

Chair O'Meara stated that the Planning Board is excited too.

Mr. Goodine said that the Planning Board reviewed a lot of data regarding minimum unit size. They went from 1,000 square feet to 650 square feet, and he encouraged them to go even smaller. He said they want to discourage a size which might introduce more school children into the system, which is experiences problems with the conditions of the schools.



Mr. Frascinella said he has a friend who recently moved into a subsidized senior housing apartment which measures 668 square feet. He added that the Board has reviewed images of smaller ones. Regarding parking, he said that since this is the only mill building in town, perhaps the ordinance could say that parking would be where it is "most logical or reasonable."

Ms. Somers noted that zoning tends to be black and white, while planning has the ability to waive requirements and is thus more flexible.

Mr. Goodine noted that the current ordinance has an eight-units maximum requirement, which the town might want to look into changing, given this development and the possibility of the two school buildings becoming vacant if a new school building is contemplated.

Chair O'Meara said they should focus on the mill development now and address other matters in preparation for the March 2020 town meeting. He stated that it was always intended that the Planning Board would administer this ordinance via a site plan, not the ZBA.

Mr. Frascinella suggested a sentence or two to the introduction of the ordinance to clarify this.

Mr. Goodine said Section 2307 should be fixed regarding its reference to a ZBA variance.

Chair O'Meara closed the Public Hearing at 7:09 pm.

UNAPPROVED MINUTES

- a. The Chair requested a motion to approve the minutes of the June 05, 2019 meeting as written. Motion to approve made by Diane Adinolfo. Motion seconded by Sandy McKenney.

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

Motion passed, and the minutes for June 05, 2019 were approved as written.

CORRESPONDENCE& OTHER BUSINESS

Chair O'Meara stated that he received a solicitation letter from Granite Engineering LLC. They are a third-party provider of services and their letter noted Senate Bill #158 which would require a third-party inspection during construction. He will file the letter.

SCHEDULING OF NEXT MEETING

Chair O'Meara set July 10, 2019 at 6:30 as the date and time for the next Planning Board meeting.






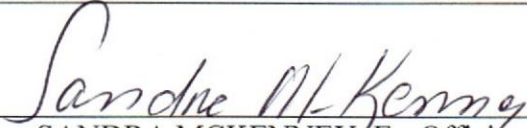
ADJOURNMENT

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

Motion passed, and the meeting was adjourned at 7:34 p.m.

SIGNATURE PAGE
Planning Board
June 19, 2019

Approval:	
	7/10/2019
MICHAEL O'MEARA, Chair	DATE
N/A	
CHAD PELISSIER, Vice Chair	DATE
	7/10/19
DIANE ADINOLFO, Member	DATE
	7/10/19
MICHAEL FRASCINELLA, Member	DATE
N/A.	
ROBERT LEE, Alternate Member	DATE
	07-10-19
SANDRA MCKENNEY, 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
	ROBERT LEE, Alternate Member	DATE
	SANDRA McKENNEY, Ex-Officio	DATE



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Sign-In Record

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