

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
September 18, 2019

Call to Order.

The Allenstown Planning Board Meeting of September 18, 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: Sandra McKenney, Diane Adinolfo, Mike Frascinella, Chad Pelissier and Mike O'Meara.

Ex-Officio: Sandra McKenney

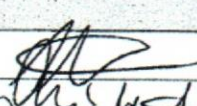
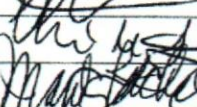
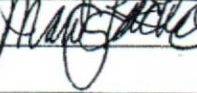
Residents of Allenstown: – See below:

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16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 09 / 18 / 2019

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Matt Peterson		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Kench Woodstrum Assoc.
Mike Suray		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Marilyn Batchelder		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: Matt Monahan, Central NH Regional Planning Commission;
Matt Peterson, Hillside Design Group for 4-NH Homes

Other Public Officials: None

Allenstown Staff: None

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

Subdivision Application. 4NH Homes, Application #04-2019. Map 102 Lot 8 and Pine Acres Road in the Residential Zone The applicant is seeking approval to create a four-lot subdivision; one lot siting a duplex and the other three siting single family homes.

Chair O'Meara said that the Board would be considering the four-lot subdivision application (#4-2019) of 4NH Homes. This is Map 102, Lot 8.

Mr. Monahan stated that the applicant has met with the ZBA and abutters.

Mr. Peterson, Hillside Design Group for 4-NH Homes, stated that this is a 32-acre parcel. The plan is to build three single-family homes and one duplex. The lots for the single-family homes will be 1.87 acres, two acres, and two acres. The duplex will be on the remaining 26.8 acres. The variance for the duplex was obtained by siting it 800 feet from Pine Acres Road. These lots drain to the wetlands in the back. The applicant has a building permit for the one house under construction. Mr. Peterson said they are looking for waivers as follows: a waiver from providing the lot area of every abutting lot; a waiver from the requirement to survey the entire parcel; and a waiver from Article 6, Section 6.02g5 because of the "porkchop" shape of the lots. He added that the driveway should be 500 feet from Route 28, but the applicant obtained a variance for it to be 200 feet from Route 28.

Mr. Monahan stated that the Technical Review Committee had two items of concern. Per the Fire Department, the driveway should be 13 feet wide. Per the Highway Department, there should be culverts where the curb cut is going to be. There are issues in dealing with the waivers, he said. He suggested showing the driveways on the final plans.

Mr. Peterson said that they might not build the driveways until later, perhaps not until Spring. He said they never show driveways on final plans.

Mr. Monahan reported that one checklist item is the horizontal and vertical control points. He said the benchmark could be established without incurring the cost of a survey by placing a nail in a telephone pole. Another issue is that the Town of Pembroke is on the other side of the Suncook River. The applicant would need to have the Town of Pembroke sign the plan.

Regional Impact

Chair O'Meara said the Board should next make a decision regarding Regional Impact.

Mr. Pelissier made a motion stating that the subdivision has Regional Impact. Mr. Frascinella seconded the motion.

Mr. Pelissier stated that it is the policy of the Board to declare Regional Impact if a development borders another town.

Chair O'Meara asked about the ramifications of voting yes on Regional Impact.

Mr. Monahan said it would require continuing this hearing to the next meeting.

Chair O'Meara said that since the development is separated by the cove, he does not see regional impact.

Mr. Frascinella asked for a description of the cove.

Mr. Monahan said it is an area of soggy wetland.

Mr. Pelissier noted that the Regional Impact question had never involved a body of water between the development and the abutting town.

Chair O'Meara called for a vote on the motion regarding Regional Impact.

Vote: Diane Adinolfo–No, Sandy McKenney–No, Chad Pelissier–No, Mike Frascinella–No, and Mike O'Meara–No

The Board determined that the application is not a development of Regional Impact.

Waivers

Mr. Monahan stated that they should next vote on the four waivers.

1. Overhead electric lines (5.02.h)

Ms. Adinolfo made a motion to approve the waiver for overhead electric lines. Ms. McKenney seconded the motion.

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

The motion carried unanimously.

2. Lot shapes (602g5)

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

The motion carried unanimously.

3. Abutting properties, acreage and square footage (checklist item #13)

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

The motion carried unanimously.

4. Full survey, including the cove portion (checklist item #14)

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

The motion carried unanimously.

Mr. Pelissier said that, by definition, these are flag lots, which the ordinance doesn't allow. However, he said, because of the size and shape of the lots, it is acceptable here.

Completeness

Chair O'Meara stated that the Board should next consider the completeness of the application, subject to the conditions of approval.

Ms. Adinolfo made a motion to accept the application was complete. Ms. McKenney seconded the motion.

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

The motion carried unanimously.

Public Hearing

Chair O'Meara opened the Public Hearing at 7:07 pm.

Michael Juranty, an abutter, stated that he was concerned about the setbacks of two of the proposed single-family homes.

Mr. Monahan stated that the required setbacks, by rule, were 20 feet in the front, 30 feet in the rear and 15 feet on each side.

Mr. Juranty said that, in keeping with the character of the neighborhood, he would like the front setbacks to be 60 feet from the edge of pavement.

Mr. Peterson offered to move the setback to 40 feet from the property line, which is double the required setback.

Mr. Monahan suggested some shrubbery screening at the front as an alternative.

Chair O'Meara noted that moving back one of the lots could cause a problem with the number of feet the back of the house would be from the wetlands.

Mr. Frascinella asked about the difference between the edge of the property and the edge of pavement.

Mr. Monahan explained that there is a town-owned right of way between the property line and the edge of pavement. Therefore, a 40-foot setback from the edge of the property would be equivalent to a 53-foot setback from the edge of pavement. He continued, saying that setback could be characterized as a 20-foot, no-build buffer off the 20-foot setback. He said there also should be a condition requiring the applicant to provide to the Planning Board a blow-up of the culvert in the form of a digital file

Chair O'Meara closed the public hearing at 7:28 pm.

Conditions of Approval

Mr. Monahan next stated the potential Conditions of Approval.

1. A benchmark with easting, westing and an elevation should be placed and indicated by a licensed land surveyor on the final plan set.
2. As land within the Town of Pembroke is shown on the plat, plans will need to be signed by the Pembroke Planning Board.
3. A Town of Allenstown driveway permit will need to be issued prior to a building permit being issued.
4. If a culvert is required, an 8.5 by 11-inch exhibit detailing the culvert will be submitted to the Planning Board.
5. All conditions of approval and waivers granted should be listed on the final plan set.
6. Final plans, as approved by the Planning Board, shall be provided by the applicant in digital format.
7. Professional stamps and signatures, as well as owner signatures, need to be on the final plans.
8. Driveways and any associated drainage shall be inspected by the Allenstown Highway Department. If needed, the Highway Department may ask for an outside engineer to review the project, paid by the applicant.
9. A 20-foot, no-build buffer behind the 20-foot front setback shall be shown on the plan.

Ms. Adinolfo made a motion to approve the Conditions of Approval as read by Mr. Monahan. Ms. McKenney seconded the motion.

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

The motion carried unanimously.

Chair O'Meara said that next they would need a motion to consider the application approved.

Ms. Adinolfo made a motion to consider the application approved. Ms. McKenney seconded the motion.

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

The motion carried unanimously, and the application was approved.

UNAPPROVED MINUTES

The Chair requested a motion to approve the minutes of the August 21, 2019 meeting as written.

Motion to approve made by Diane Adinolfo. Motion seconded by Sandy McKenney.

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

Motion passed, and the minutes for August 21, 2019 were approved as written.

CORRESPONDENCE AND OTHER BUSINESS

Mr. Monahan said that he has been writing an ordinance to shift ADU's from the Planning Board to the Building Inspector. He then said that he and Chair O'Meara had discovered an issue in the residential zone and the OSF regarding carports. First, carports are not on the list of permitted uses, meaning the construction of a carport would require a variance. Carports cannot encroach on the front setback, so a special exception would be needed for one that does. He said that Board members should let him know of any other issues they should consider for the March Town Meeting.

Ms. McKenney said they should consider regulations regarding culverts.

Mr. Monahan said that an application for the subdivision of commercial property on Route 28 would be coming before the Planning Board on October 2, 2019. Also, an applicant seeking to sell used cars at 66 School Street has been granted a special exception by the ZBA and will be coming before the Planning Board to change/expand use at the location.

Ms. McKenney asked if they should do a site walk for that.

Mr. Monahan said that was a good idea, and they could do that on October 16, 2019. He said he would be submitting the MS-4 report by the end of the month.

SCHEDULING NEXT MEETING

Chair O'Meara said they would be meeting on October 2, 2019 and October 16, 2019.

ADJOURNMENT

Mr. Frascinella made a motion to adjourn. Ms. McKenney seconded the motion.


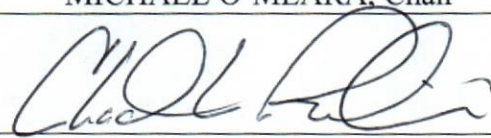
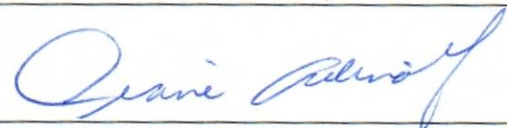
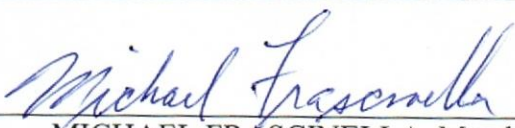
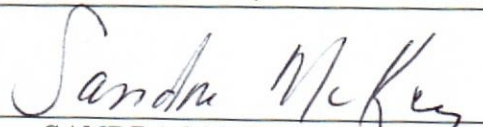
Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Chad Pelissier–Yes. Mike Frascinella–Yes, Mike O'Meara–Yes

The motion carried unanimously, and the meeting was adjourned at 7:47 pm.

SIGNATURE PAGE

Planning Board

September 18, 2019

Approval:	
	10/16/2019
MICHAEL O'MEARA, Chair	DATE
	10/16/19
CHAD PELISSIER, Vice Chair	DATE
	10-16-19
DIANE ADINOLFO, Member	DATE
	10/16/19
MICHAEL FRASCINELLA, Member	DATE
N/A	
ROBERT LEE, Alternate Member	DATE
	10-16-19
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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Meeting Date: 09/18/2019

Sign-In Record

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