

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

Call to Order.

The Allenstown Planning Board Meeting of October 16, 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

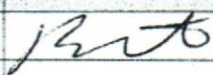
Residents of Allenstown: – None. See below:

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 10/16/2019

Sign-In Record

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

Others Present: Matt Monahan, Central NH Regional Planning Commission;
Bernie Temple, Eric Mitchell Associates.

Other Public Officials: None

Allenstown Staff: Derik Goodine, Town Administrator

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- a. **Minor Subdivision and Lot Line Adjustment Application. CJL, LLC. CASE #03-2019. Map 109/Lots 29 and 29-1 located at 3 Chester Turnpike in the Business Zone and Groundwater Protection Overlay District. The applicant seeks to adjust the lot line between the two properties and subdivide off a third lot.**

Mr. Temple said that the owner of these lots is Charlie Morgan. Currently, there are three buildings on two lots. The applicant wants to create a third lot so each building will be on its own lot. One building is vacant. One is a warehouse. The third is a daycare. Each lot would have its own water and sewer. The applicant also wants an easement for travel between the lots. The proposed new lot, 29-2, is a funky shape and requires a waiver.

Mr. Monahan listed the issues as follows: the waiver, deeds for water, sewer and a drainage easement. The deeds must be recorded, and all physical improvements listed – water, sewer and hydrants - should be finished as conditions of approval. The existing detention pond, he said, is doing a good job.

Regional Impact

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

Ms. McKenney made a motion stating that this application has no Regional Impact. Ms. Adinolfo seconded the motion.

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

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

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

Waivers

Chair O'Meara stated that the waiver request refers to Section 6.02-G5 – Lot Shapes. The new lot as proposed is designed to meet zoning setbacks between existing buildings.

Ms. Adinolfo made a motion to approve the waiver for the new lot, 29-2. Ms. McKenney seconded the motion.

Chair O'Meara called for a vote on the motion to approve the waiver.

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

The motion carried unanimously, and the waiver was approved.

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 stating that the application is complete. Ms. McKenney seconded the motion.

Chair O’Meara called for a vote on the motion regarding completeness.

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

The motion carried unanimously, and the application was accepted as complete.

Public Hearing

Chair O’Meara opened the Public Hearing on the minor subdivision and lot line adjustment at 6:39 pm. No members of the public appeared to speak. Chair O’Meara closed the public hearing at 6:39 pm.

Conditions of Approval

Mr. Monahan presented the potential Conditions of Approval.

1. Record sewer and water deed at the Registry of Deeds.
2. Provide on the plan a drainage easement onto Lot 29-1 for Lots 29 and 29-2 to continue to process stormwater via the detention pond on Lot 29-1.
3. Record drainage easement for Lot 29-1 for Lots 29 and 29-2 to continue to process stormwater via the detention pond on Lot 29-1.
4. Receive a new discharge permit from NHDES for the new sewer connections.
5. Include professional stamps and signatures of surveyor and wetland scientist, as well as owner signature on final plan.
6. Show the existing six-inch fire line between buildings A & B. This line needs to be capped between the two buildings. A domestic feed to A will need to be installed to remove it from the existing fire line and have its own shut off.
7. Relocate hydrants and install water and sewer lines as proposed on the plans.
8. Show all waivers granted and conditions of approval on the final plan.

Ms. Adinolfo made a motion to approve the conditions of approval. Ms. McKenney seconded the motion.

Chair O'Meara called for a vote on the motion regarding the conditions of approval.

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

The motion carried unanimously, establishing the conditions of approval.

Chair O'Meara next requested 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.

b. Seeking recommendation of the Planning Board regarding the purchase of two parcels of land on Ferry Street across from Canal Street. The parcels are leading to Hooksett and are part of the old railroad line. Map and Lots 114-001 and 115-001.

Mr. Goodine stated that the town has the opportunity to purchase two lots with the potential of being part of the Rail Trail project. These are Lots 114-1 and 115-1. Each is 70 feet wide and about 1,500 feet long. They line up with the Hooksett trail and could connect with Pembroke in another direction. The concrete business nearby has a 50-foot wide Right of Way (ROW) which should not interfere with the trail because trails are generally about ten feet wide. He said the railroad tracks are not there anymore.

Following discussion, Chair O'Meara stated that the Planning Board unanimously recommends pursuing the purchase of these two properties.

UNAPPROVED MINUTES

The Chair requested a motion to approve the minutes of the September 18, 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 September 18, 2019 were approved as written.

CORRESPONDENCE AND OTHER BUSINESS

Chair O'Meara reported that the CIP preparation process has finally started. This means that they will be able to start charging impact fees in 2021 at the earliest.

Mr. Pelissier said that it would be good if someone could be at the Special Election on Tuesday to explain the ballot item. Chair O'Meara said he would be there.

SCHEDULING NEXT MEETING

Chair O'Meara asked the Board members to hold November 6th and 20th for possible Planning Board meetings.

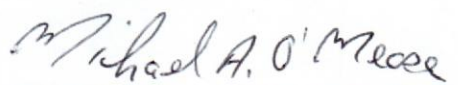
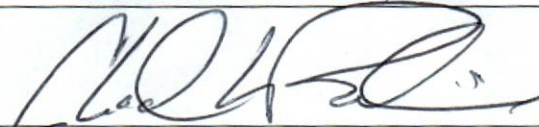
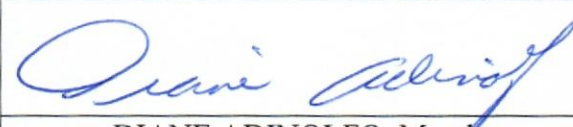
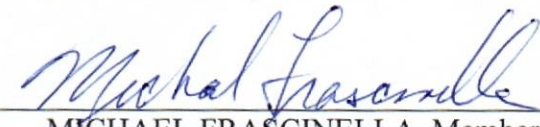
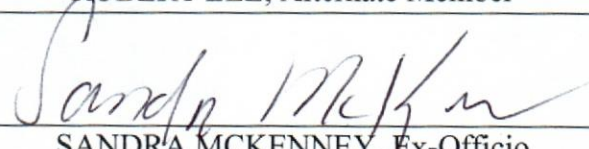
ADJOURNMENT

Ms. Adinolfo made a motion to adjourn at 7:05 pm. 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.

SIGNATURE PAGE
Planning Board
October 16, 2019

Approval:	
	11/13/2019
MICHAEL O'MEARA, Chair	DATE
	11/13/19
CHAD PELISSIER, Vice Chair	DATE
	11-13-19
DIANE ADINOLFO, Member	DATE
	11/13/19
MICHAEL FRASCINELLA, Member	DATE
ROBERT LEE, Alternate Member	DATE
	11-13-19
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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