

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
January 15, 2020

CALL TO ORDER

The Allenstown Planning Board Meeting of January 15, 2020 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, Chad Pelissier, Mike Frascinella, and Mike O'Meara.

Ex-Officio: Sandra McKenney

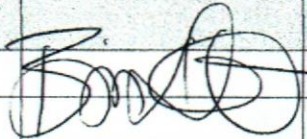
Residents of Allenstown: – None: See below:

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 01/15/2020

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Brian Jones		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ALLEN & MAJOR Assoc.
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: Matt Monahan, Central NH Regional Planning Commission;
Brian Jones, Allen & Major Associates, Inc.

Other Public Officials: None

Allenstown Staff: None

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- 1. Site Plan. Grossman Suncook, LLC/43 Allenstown Road. Case #02-2020. Map 106, Lots 31 & 32 and totaling 2.49 +/- acres on land owned by the same for the purpose of establishing a lawn/garden/ equipment rental and sales in a space used previously for a pharmacy.**

Mr. Jones stated that he works for Allen & Major Associates, Inc. His company does civil engineering, land surveying, landscape architecture and environmental consultations. He said that the property at 43 Allenstown Road (Map 106, Lots 31 & 32) is a two-story building and this site plan is for a change of use of the middle unit. Hooksett Tool Rental is requesting permission to occupy Unit 2 in the front as a store and Unit 7 in the back to store large equipment. Recently, a ZBA variance was granted for this use. Hooksett Tool Rental, which outgrew its space in Hooksett, plans only a few small changes. They plan to add some striping in the lot and also intend to use the roll-up doors in the back. Bollards will be placed near the overhead door to prevent people outside of the door from being hit by drive-through patrons, as requested by the Town Administrator. For the internal wash-down area, an oil and grit separator will be added to the trench drain. There will be no stormwater changes as there will be no change to the pavement (impervious area) or the grade thereof. Mr. Jones said they are requesting one waiver: They are asking not to be required to show the water line.

Mr. Monahan reported on comments from the Technical Review Committee (TRC). He said that Mr. Goodine, the Town Administrator, requested that the bollards be placed as a safety measure. He said the Fire Department wants to see a secondary means of egress and fire-rated wall. Additionally, a path needs to be kept clear for the indoor storage area. These items will be required prior to the issuance of an occupancy permit and should be reviewed by the Building Inspector with the input of the Fire Department. Wetlands are not an issue, as the area is paved wall-to-wall.

Waiver Request

Chair O'Meara asked for a motion to approve the waiver request.

Mr. Pelissier made a motion to approve a waiver of the requirement to indicate the location of the water and sewer lines, 602 b & f; 34 & 50. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the requested waiver was granted.

Regional Impact

Chair O'Meara asked for a motion on regional impact.

Mr. Pelissier made a motion stating that this is not a development of regional impact. Mr. Frascinella seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the Board determined that there is no Regional Impact.

Completeness

Chair O'Meara asked for a motion on the completeness of the application.

Ms. Adinolfo made a motion affirming that the application is complete as presented. Ms. McKenney seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the Board determined that the application was complete.

Public Hearing

Chair O'Meara opened the public hearing at 6:43 pm. There being no one present wishing to speak, the Chair closed the hearing at 6:44 pm.

Potential Conditions of Approval

Mr. Monahan then read the six (6) Conditions of Approval.

1. Bollards shall be placed near the overhead door.
2. Plans depicting a secondary means of egress out of the warehouse, as well as a fire-rated wall and a clearly designated pathway in the indoor storage area need to be depicted on the plan presented to the Building Inspector. These improvements will be needed prior to issuance of a Certificate of Occupancy (CO).
3. Professional stamps and signatures shall be on the final plan, as well as the owner's signature.
4. All waivers and Conditions of Approval shall be shown on the final plan.
5. The Notice of Decision shall be recorded at the Merrimack County Registry of Deeds.
6. The Sewer Department shall approve the oil and grit separator associated with the floor drain prior to the issuance of an occupancy permit.

Mr. Monahan said that the item which was originally the fifth condition is not needed because there is no change to the impervious cover and therefore no need to track it for the MS4.

Approval of Application

Chair O'Meara asked for a motion to approve the application as presented with the Potential Conditions of Approval.

Mr. Frascinella made a motion to approve the Case #2-2020 application, including the Conditions of Approval listed by Mr. Monahan. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the application was granted.

2. Application Form. Conditional Use Permit Application. To revise the Conditional Use Permit Application Form to provide guidelines for Suncook Infill projects and Mill Redevelopment projects in accordance with Article XXIII of the Allenstown Zoning Ordinance.

Mr. Monahan said that the Conditional Use Permit Application needs to be updated to reflect the changes in the Suncook Infill Zone. On the second page, the two new sections need to be cited and on page three, the narrative must spell out the sections which must be included.

Mr. Frascinella said that, on the last page, each signature should be on a separate line.

Approval

Chair O'Meara asked for a motion to approve the proposed changes

Ms. McKenney made a motion to approve the changes to the Conditional Use Permit Application put forth by Mr. Monahan and amended by Mr. Frascinella. Ms. Adinolfo seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the proposed changes were approved.

STAFF UPDATES

None

UNAPPROVED MINUTES

Mr. Pelissier made a motion to approve the minutes of the December 18, 2019 meeting as written. Mr. Frascinella seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the minutes of the Dec 18, 2019 meeting were approved.

CORRESPONDENCE AND OTHER BUSINESS

None

SCHEDULING OF NEXT MEETINGS

Chair O'Meara said that the February meeting dates are February 5th and 19th.

Mr. Monahan said there would be a design review application for 127 units, probably on the 19th, but it could be on the 5th.

Chair O'Meara advised the Board members to plan on both dates, saying they would cancel one of them if it was not needed.

Mr. Monahan said there is an application for expansion of a storage facility coming soon, and an application for an assisted living facility – probably in March, and another residential development of 100+ units of unknown type in the near future as well. Considering all of these applications, he said the Board should probably consider Community Facilities Impacts – asking for various studies related to Police, Fire and Schools as part of site plan and subdivision reviews. In addition, he said that they should seek the advice of Town Attorney Sharon Somers on these issues. He said that exactions are simple and limited; the applicant pays for improvements directly to meet the needs of a specific site for roads, water, sewer and drainage. By contrast, impact fees are more challenging and probably can't be exacted because they require studies. He said that phasing of large developments is a good idea as well. Some developments are further along than others; they should identify pressures to see what needs to be mitigated.

Chair O'Meara said the Board members should probably plan on both meeting dates in March as well.

Mr. Monahan said they should take a look at the requirements for studies to ensure that they are up to date, the sooner the better.

ADJOURNMENT


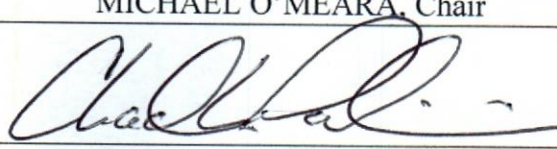

Ms. Adinolfo made a motion to adjourn at 7:06 pm. Ms. McKenney seconded the motion.

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

Diane Adinolfo – yes, Sandra McKenney – yes, Chad Pelissier – yes, Michael Frascinella – yes, and Michael O'Meara – yes

The motion carried unanimously, and the meeting was adjourned.

SIGNATURE PAGE
Planning Board
January 15, 2020

Approval:	
	2/5/2020
MICHAEL O'MEARA, Chair	DATE
	2-5-2020
CHAD PELISSIER, Vice Chair	DATE
	2 Feb 2020
DIANE ADINOLFO, Member	DATE
N/A	
MICHAEL FRASCINELLA, Member	DATE
N/A	
ROBERT LEE, Alternate Member	DATE
N/A	
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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