

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
June 15, 2016

Call to Order.

The Allenstown Planning Board Meeting for was called to order by Chair, Chris Roy at 18:32 on June 15, 2016.

Roll Call.

Present on the Board: Chris Roy, Chair; Diane Adinolfo; Larry Anderson.

Ex-Officio: Jason Tardiff

Others Present.

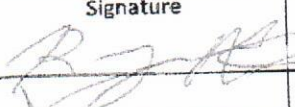
Residents of Allenstown: See below

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 6 / 15 / 16

Sign-in record

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

Others Present: Matt Monahan, CNHRPC

Other Public Officials: Fire Chief Dana Pendergrast

Allenstown Staff: None

OLD BUSINESS/RECIEPT OF APPLICATIONS & PUBLIC HEARINGS

A lot line adjustment was requested by Melody Fay and Rodney Musto. Due to the location of the houses on the properties, Melody Fay's back deck is very close to the property line, although it is within the set-back requirements.

Matt Monahan provided an overview that there is no issue with the lot line adjustment request. There are few waivers. Checklist item #21, for preliminary layout for contemplated future development, since this is a lot line adjustment, this was not provided. Checklist item #23, survey at a level of precision of 1 in 10,000 for the remainder of the larger lot and the two foot contours. The new lot line was surveyed and is acceptable. Checklist item #29, soil delineation, test pits. The soil map was provided from the county soils, depth to ground water, test pits and wet land delineation. Wet lands are shown on the 15 acre lot. Recommend to put a note indicating that the wet lands are from a reference plan. Assure that stamps and signatures are on the plan. There are no other waivers.

Motion made by Larry Anderson that there is no regional impact regarding the requested lot line adjustment. Motion seconded by Diane Adinolfo. Vote: Larry Anderson—yes, Diane Adinolfo—yes, Motion passed.

Motion made by Larry Anderson to grant the waivers regarding checklist items #21, for preliminary layout for contemplated future development, Checklist item #23, the survey at a level of precision of 1 in 10,000 for and the two foot contours. Checklist item #29, soil delineation, test pits. Motion seconded by Diane Adinolfo. Vote: Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.

Motion made by Larry Anderson that the application is complete. Motion seconded by Diane Adinolfo. Vote: Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.

The Chair opened the meeting to public hearing at 6:45pm.

Potential conditions of approval: professional stamps and signatures of surveyors and the owners need to be on the final plan. The origin of wet land lines shown on the plan should be indicated in a reference note on the final plan. All waivers must be granted and conditions of approval need to be on the final plan.

It is noted that there were no additional persons present during the public hearing. The Chair closed the public hearing at 6:48pm.

Motion made by Larry Anderson to grant the lot line adjustment with the following conditions: Professional stamps and signatures of surveyors and the owners need to be on the final plan. The origin of wet land lines must be indicated in a reference note on the final plan. All waivers granted must be on the final plan. Motion seconded by Diane Adinolfo
Vote: Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.

NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.

Discussion regarding proposed changes to the 2017 zoning ordinances. The following items were reviewed and discussed by the board.

2017 ZONING IDEAS

- I. Remove all non-OSF areas in the Ag District from the Ag District. Should only be over the OSF.
- II. Fix Accessory Dwelling on commercial use enforcement piece. Remove it: Section 1123.c.1.
- III. Complete sign ordinance. Dana working on
- IV. Wetlands district with wetland setbacks (MS4).
- V. Energy ordinance to regulate wind, solar, and outdoor wood stoves
- VI. Revise cluster ordinance, include density incentives. Make 5 acre density 1 ac density; eliminate the requirement for community systems in Section 602.M.
- VII. Senior housing ordinance; also allow in CLI zone
- VIII. In Post Construction Ordinance: As-built plans for projects proposing one acre of disturbance or more per 2.3.6.5 of the permit and 2.5.1.2 of the plan (verify that it is needed once new permit finalized). Delete if not in new permit
- IX. Expand boundaries of Suncook Infill Zone. After charrette
- X. Revise definition of "Structure." Too expansive. Work with Dana; zoning dictionary
- XI. Article XXV, stormwater ord: exempts homes and duplexes in III; need heading under IV regarding bullet A, etc.
- XII. In Adult Bus. Ordinance, under X.B.a, replace "any" with "meeting all" to clearly indicate that all of the setbacks apply.
- XIII. Accessory Dwelling Unit upgrade per RSA. Start with content from NH Homes handout
- XIV. All associated PB forms and regulation changes associated with zoning ordinance updates

The board agreed with the above. Additional work is required for some items as indicated.

Matt Monahan provided an update on the Plan NH Charrett meeting to be held tentatively on September 30, 2016 to October 1, 2016. The new community center was identified as potential location.

Discussion regarding a potential gravel pit. It was determined after looking at aerial views of the area from 2 years ago, it was determined that there is no active gravel pit work. This was determined to be a non-issue. No further discussion.

REVIEW OF UNAPPROVED MINUTES.

Motion made by Larry Anderson to accept the minutes of the April 20, 2016 meeting. Vote: Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.

The minutes of the April 6, 2016 meeting was provided and signed, although it was noted in the April 20, 2016 minutes that the minutes were approved during that meeting.

IV. CORRESPONDENCE & OTHER BUSINESS:

None


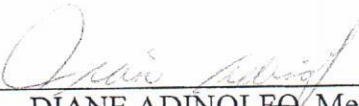

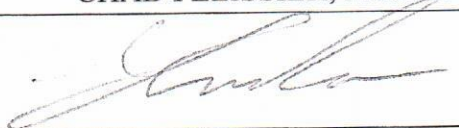

V. STAFF UPDATE:

None

VI. ADJOURN

A motion was made by Larry Anderson to adjourn the meeting. Motion seconded by Diane Adinolfo. Vote: Larry Anderson—yes, Diane Adinolfo—yes. Motion passed. Meeting adjourned at 19:50.

Signature Page

Approval:	
	7-20-16
CHRISTOPHER ROY, Chair	DATE
	7-20-16
DIANE ADINOLFO, Member	DATE
	7/20/16
CHAD PELISSIER, Member	DATE
	7-20-16
LARRY ANDERSON, Member	DATE
	7-20-16
JASON TARDIFF, Ex-Officio	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	CHRISTOPHER ROY, Chair	DATE
	DIANE ADINOLFO, Member	DATE
	CHAD PELISSIER, Member	DATE
	LARRY ANDERSON, Member	DATE
	JASON TARDIFF, Ex-Officio	DATE

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