

TOWN OF ALLENSTOWN
Planning Board
Allenstown Town Hall –16 School Street
Allenstown, New Hampshire 03275
Meeting Minutes
May 18, 2022

Call to Order

The Allenstown Planning Board Meeting of May 18, 2022 was called to order at 6:33 pm by Chair Diane Adinolfo. Chair Adinolfo called for the Pledge of Allegiance.

Roll Call

Present on the Board: Diane Adinolfo, Sandy McKenney, Mike Frascinella

Excused: N/A

Ex-Officio: Sandy McKenney

Residents of Allenstown: None

Allenstown Staff: Derik Goodine, Town Administrator
Brian Arsenault, Code Enforcement Officer (remote & alone)

Others present: Matt Monahan – CNHRPC (remote & alone)
Mike O'Meara – Volunteer Administration

Public Officials: None

OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- **Public Hearing- Proposed Site Plan Regulations Changes to Sec. 706, 7.06(a), and proposed new Sec. 7.06(p) related to MS4 requirements**

Mr. O'Meara described a couple of additional administrative changes to the Board. He said on p. 2 to update the year to 2022 and on p. 22, the revision section was updated to reflect the current changes they are discussing tonight.

Mr. Frascinella said on p. 17, it mentions a 7.06(p) but there is no 7.06(p).

Mr. Monahan said that is an administrative correction and he can make that edit tomorrow. Mr. O'Meara said that 7.06(p) should be 7.06(o)8 and 706(q) should be 7.06(o)9.

Mr. O'Meara said this document references back to the zoning ordinance.

He said if there are no more comments from the Board, it would be appropriate to open the public hearing portion of the meeting.

Public Hearing

Chair Adinolfo opened the public meeting at 6:42 pm.

She asked if there were any members of the public that wished to comment.

She said since there were no members of the public that voiced any comments or concerns, she closed the public hearing portion of the meeting at 6:43 pm.

Motion to Approve Changes to the Site Plan Regulations

Ms. McKenney made a Motion to accept the proposed changes to the Site Plan Regulations, including the additional administrative changes.

Roll call vote was taken.

Sandy McKenney- Aye, Diane Adinolfo- Aye, and Michael Frascinella- Aye.

The Motion passed, and the changes to the Site Plan Regulations were approved.

Mr. Monahan said he would make the changes tonight and send to Mr. Goodine and Mr. O'Meara. Mr. O'Meara said once it is recorded by the Town Clerk, he will post on the website.

UNAPPROVED MINUTES

- **May 04, 2022**

Mr. O'Meara said there were some minor changes with regard to the property sewer line and sewer main language to clarify that the property sewer line could be connected to the Main Sewer line.

Ms. McKenney made a Motion to approve the meeting minutes of May 04, 2022 as amended. Mr. Frascinella seconded the Motion.

Roll call vote was taken.

Sandy McKenney- Aye, Diane Adinolfo- Aye, and Michael Frascinella- Aye.

The Motion passed, and the minutes for May 04, 2022 were approved as amended.

CORRESPONDENCE & OTHER BUSINESS

None.

STAFF UPDATE

None.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER UPDATES

- Mr. Arsenault said the Board approved a self-storage facility on Chester Turnpike back in 2018. He said the construction permit was issued for a value of \$850,000. He said in December of 2019, it was sold to a Colorado firm for \$3,850,000 and that included the land.

He said they want to do some signage updates and put up a free-standing sign. Mr. Arsenault said he had some concerns about the sign and the property, and it now looks as though the property is up for sale or refinance.

He said for one, it is in the wetland and the Board must have required some porous asphalt to be maintained. If the special type of asphalt does allow the rainwater to go through it into the ground, and it's clogged by land, then it is going to shut off and go into the wetlands which is another one of his concerns.

He said they reconfigured the gate up front and added some additional asphalt and he is working with all of these different companies, the current one being out of Oklahoma. He wanted to let the Board know that he is reviewing all of the documents from back then so they can get the deficiencies corrected.

Mr. Monahan seems to recall that they were going to put porous pavement in the middle which would allow it to infiltrate. Mr. Arsenault said the additional asphalt they put in last year without contacting him is concerning. He said ultimately, he would like a new survey showing the gate and proposed signage, showing the additional asphalt and what the overall percentage of impervious coverage is on this lot. Mr. Monahan said if they increase the impervious leverage or adjust the final grade in any way by doing that, they have changed the site plan.

Mr. Arsenault said in the future, if you have porous pavement that needs to be maintained, he would like to see it as a condition of approval.

Mr. Goodine said that he had spoken with the first owners because water had built up in the area and it was going over Chester Turnpike and they were going to put in a smaller 8-inch pipe under the entranceway so the water would drain. He said doing this was a concern when Optimus was going in and they ended up not doing it. He advised Mr. Arsenault to talk to Mark Boisvert and Chad Pelissier.

Mr. Arsenault said they are all great ideas, but no one is a stormwater engineer to design this, and he needs someone qualified to come to him and describe how they are going to go about this. He wants a responsible party to correct these deficiencies.

He doesn't know who signed the Certificate of Occupancy.

- Mr. Arsenault said a set of plans were submitted to the State for review regarding the Senior Housing project. He said the inspections are continuing with the State Fire Marshall and a Fire Department Lieutenant will be tagging along.

SCHEDULING OF NEXT MEETING

The next meeting was scheduled for June 01, 2022 at 6:30 pm in Town Hall.

ADJOURN

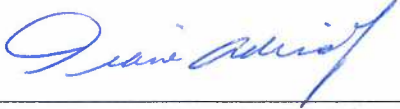


Ms. McKenney made a Motion to adjourn. Mr. Frascinella seconded the Motion.

Roll call vote was taken.

Sandy McKenney- Aye, Diane Adinolfo- Aye, and Michael Frascinella- Aye.

The Motion passed, and the meeting was adjourned at 7:02 pm.

SIGNATURE PAGE
Allenstown Planning Board
May 18, 2022

| Approval: | |
|---|-------------|
|  | 6/501/22 |
| DIANE ADINOLFO, Chair | DATE |
| N/A | N/A. |
| CHAD PELISSIER, Vice Chair | DATE |
|  | 6/July/2022 |
| MICHAEL FRASCINELLA, Member | DATE |
| N/A | N/A |
| N/A, Member | DATE |
| N/A | N/A |
| N/A, Alternate Member | DATE |
|  | 07.06.22 |
| SANDRA MCKENNEY, Ex-Officio | DATE |

SIGNATURE PAGE
Planning Board
May 18, 2022

| Amendment Approvals: | | |
|-------------------------------|--------------------------------|--------------|
| Amendment Description: | Approval: | Date: |
| | | |
| | DIANE ADINOLFO, Chair | DATE |
| | | |
| | CHAD PELISSIER, Vice Chair | DATE |
| | | |
| | MICHAEL FRASCINELLA, Member | DATE |
| | | |
| | N/A, Member | DATE |
| | | |
| | N/A Alternate Member | DATE |
| | | |
| | SANDRA McKENNEY, Ex-Officio | DATE |