

**Allenstown Planning Board
16 School St.
Allenstown, New Hampshire
03275**

Allenstown Planning Board Meeting Minutes

Date: January 14, 2015
Location: Allenstown Fire Station
Time: 6:30 PM

Note: Although these minutes may contain direct quotes, they are not verbatim. Many sections contain a general description the remarks of the participants as interpreted as both indicated by the transcriber and should not be relied upon as the actual intent of the participant's statement. Additionally, many statements have been omitted, condensed and generalized based on the interpretation of the transcriber as to the relevance, content, specificity, accuracy, and/or conformity to any applicable statute. The transcriber assumes no liability for the contents of the document.

Meeting was opened by Chair Chris Roy at 6:39 p.m.

BOARD MEMBERS PRESENT: Chairman Chris Roy, Vice Chair Chad Pelissier, Lawrence Anderson, and Ex-Officio Jeffrey Gryval.

BOARD MEMBERS ABSENT:

PUBLIC MEMBERS PRESENT: Matt Monohan, Sharon Cuddy-Somers Town Attorney, Robert Best & Jim Bianco Holiday Acres Attorney, James and Jana Rodger, and Andrea Martel.

Everyone stood for the Pledge of Allegiance

- I. UNAPPROVED MINUTES: November 5, November 19, December 3, & December 17, 2014:** Larry made a motion to approve the minutes of November 5, 2014 as typed. Jeff seconded the motion. Motion passed and minutes signed. Jeff made a motion to approve the minutes of December 17, 2014 as typed. Larry seconded the motion. Discussion: amend location of next meeting on second to last page. Motion passed as amended. Minutes in draft form, Andrea to send final copy for electronic signatures.

II. RECEIPT OF APPLICATIONS AND PUBLIC HEARINGS:

- **6:30 P- Second Public Hearing on Zoning Ordinance Amendments:** Chris opened the 2nd public hearing on Zoning Ordinance Amendments. Matt discussed each of the four (4) main changes: 1)...2)...3) requirement of 2 acres for density, 4)... Open for public comment: Mr. Rodger asked is the version he has was the most current. Matt provided the public present with copies and it was noted the copy Mr. Rodger was reviewing from the town website was the most current. Mrs. Rodger asked on page 68 the changes regarding mobile home parks, do the previous regulations remain in effect? Also discussed replacing of structures on page 71 (1703 (k)) and size of homes in park. Matt explained the regulations apply to new mobile home parks and/or expansion of existing parks. Discussed the requirement of having a concrete slab under mobile home. Matt reviewed section 1703 (h) (1 thru 7), definitions are from NH RSA, and new mobile homes are required to be placed on slabs. Mr. Rodger asked to have section 1702 explained. Matt explained the three types of homes: manufactured, stick built, and mobile homes. The section classifies each types lays out regulations for each type of home, 1 unit per 5 acres for manufactured and stick built homes, 2 acres per mobile home. Mr. Rodger asked for clarification on section 1702 (a). Matt referred to the definition section for clarification. Mrs. Rodger asked if there are any provisions on abandoned homes. Matt explained there are no provisions in this Ordinance. Mr. Bianco and Mr. Best, represent Holiday Acres, handed out a packet they had put together regarding information on the mobile home park. Mr. Bianco stated Mr. Hynes is looking to expand the mobile home park by adding 200 homes. Discussed hiring of gentlemen to look at the impact and effects of the expansion. Report will be ready soon and Mr. Bianco will provide Planning Board with a draft copy. The report will look at areas such as impact on the school, taxes, number of complaints from Police Department, and number of calls from Fire Department. Discussed density standards of surrounding towns and how the 2 acre requirement in Allenstown will not allow for expansion of Holiday Acres. Mrs. Rodger asked how the 2 acre density requirement was determined. Jeff explained the density requirement for homes in the Open Space and Farming (OSF) Zone is 5 acres. In the rural zone the requirement was reduced to keep the "rural" look. Mat went over calculations and explained cluster homes. Matt reviewed section 601 uses under OSF and discussed Holiday Acres how they fall in the OSF Zone but connected to public water and sewer which predates the Zoning Ordinance. Mr. Bianco stated they are looking to add about 200 homes that are of higher quality to interest adults. Larry asked what size lot would be

needed? Mr. Best stated 1 acre per home would be ideal and would be able to cluster homes. Chairman Roy asked the Board which direction it would like to take. Sharon went over the options available to the Board. Larry stated he wants to lower the density requirement to 1 acre mobile homes. Sharon stated that under the SB 2 town statutes, there are requirements to posting of Zoning amendments, dates for posting of notices, explained tonight's public hearing is the final chance to approve or deny the changes, discussed overlay changes, lot sizes, basis for density requirement, and the Board must make final decision tonight. Jeff explained his position: cutting the lot size will provide for a nice transition from "in town" to the OSF Zone. Chad explained his position: the 2 acre requirement is a nice compromise and will help in keeping the rural look in town. Larry explained his position: stated holiday acres has 75 acres available to build, can they build under the current ordinance. Matt explained under the current ordinance they would hit the cap which is tied to the number of building permits issued per year, based on a percent. Mr. Best stated the actual density requirement under the current ordinance is 200' x 200' or 40,000 sq. ft. not 20,000 sq. ft under new ordinance. Chris stated that the look of homes spread out instead of on top of each other looks much better.

- **Discussion on Overlay:** Matt went over the following: total of 405 parcels and 11, 233 acres in the OSF Zone; 394 parcels and 4,710 acres of OSF not in Bear Brook State Park; 43 parcels (including one parcel that is only partially in overlay) and 726 acres are in the mobile home overlay; 1,313 parcels and 12,547 acres of parcels in Allenstown no in the mobile home overlay. So 1,270 parcels not in the overlay and 11, 281 acres not in overlay. 41% of the OSF not in the Bear Brook area is developable area. 78% of the Town is in the OSF Zone. 12% of Town's developable acres are in overlay. Or it can be looked at as 3.3% of parcels in the overlay or 5.8% with Bear Brook of the parcel land is in overlay district.

Jeff made a motion to move the language as written to the warrant. Chad seconded the motion. Chairman called a vote: Jeff-I; Chad-I; Larry-No; Chris-I. Motion passed.

- Chairman Roy closed public hearing at 7:15 PM. Called for a recess at 7:57 PM. Resumed meeting at 8:04 PM.
- Went back to Item I: minutes. See above.

III. **NEW BUSINESS:**

- **Any new business as necessary:** Reviewed draft town report letter drafted by Matt Monahan. Board approved to send to Town Administrator.

IV. **OLD BUSINESS:**

- **Any old business as necessary:** Matt stated there was no update on Advanced Excavation, still have not received site plan or gravel pit application. Chris requested Matt to draft a letter and send with application. Will need to submit notices for public hearing by February 6, 215 for March 1, 2015 public hearing.

- Jeff updated: he was present at the meeting with the Attorney General regarding Allenstown Aggregate. The coal ash pile was the main topic discussed. Under federal law it is considered solid waste however; Department of Environmental Services gave them an exemption for the pile. There is another hearing scheduled for February for a counter lawsuit regarding debris on their land by the Town.

V. **CORRESPONDENCE AND OTHER BUSINESS:**

- **Other business:** Next meeting will be on January 21, 2015 at Town Hall. Chris updated that Shaun had received an email from Diane Adniolfo requesting to become a member of the Planning Board.

ADJOURN:

With no further business to discuss, Jeff made a motion to adjourn the meeting. Chad seconded the motion. Motion was voted on and unanimously passed. Meeting was adjourned at 8:26 pm.

Chris Roy, Chairman

Jeffrey Gryval, Ex-Officio

Member

Chad Pelissier, Vice Chairman

Lawrence Anderson, Member

Alternate