

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
November 18, 2015

Call to Order.

The Allenstown Select Board Meeting for November 18, 2015 was called to order by the Chair, Mr. Chris Roy at 6:33p.m.

Roll Call.

Present on the Board: Chris Roy and Diane Adinolfo.

Ex-Officio: Jason Tardiff

Others Present.

Residents of Allenstown:

Siga 'y
Robert H. Germain 6:30 P.M 11-18-15
Elizabeth St Germain 6:30 P.M 11-18-15
~~James C. Fudge~~
Anna Madsen
Thomas Kelleher 11-18-15
Sherry Raymond 11-18-15
~~John D. ...~~
Phyllis Larochelle 11-18-15
Daniel LACASSE 11/18/15

Others Present: Matt Monahan NHCRP

Other Public Officials: None

Allenstown Staff: None

OLD BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS

a. Lot Line Adjustment Application. St Germain/Allenstown School District. CASE #06-2015
Mr. St.Germain is requesting a lot line adjustment between Allenstown School property and Mr. St.Germain. The size of the property under review is approximately 2300 square feet. The stamp and signatures must be on the final plans. The review memo from Matt Monahan has a memo regarding setting boundaries as a condition of approval. The department heads from the town had no comment on the proposal lot line adjustments. The board reviewed the conditions of approvals.

The following waivers from the following sections of the Subdivision Regulations:

- Checklist Item 12 for wetland delineation
- Checklist Item 13 for existing and proposed drainage facilities.
- Checklist Item 21 for topography at 2-foot intervals.
- Checklist Item 27 for soil delineation and groundwater table depth not shown on the plan

A motion was made by Jason Tardiff to accept the waiver request for checklist item #12, wetlands delineation. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

A motion was made by Jason Tardiff to accept the waiver for item #13 for existing and proposed drainage facilities. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

A motion was made by Jason Tardiff to accept waiver for item #21 for topography at two foot intervals. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

A motion was made by Jason Tardiff to accept waiver for item #27 regarding soil delineation and water table depth not shown on plan. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

A motion was made by Jason Tardiff stating this proposal does not have a regional impact. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

A motion was made by Jason Tardiff to accept the application as complete. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

Matt Monahan requested that Mr. St.Germain provide a quick presentation as to the background information regarding the proposal for lot line adjustment. Mr. St.Germain stated he started this process approximately two years ago. There had been an aerial view taken of the property. Sometime after, he was asked by to have the property surveyed, which he did. Mr. St. Germain stated that the land is currently situated such that it is not usable to anyone besides himself because he owns the property at the top of the hill.

There was one question regarding the location of two sheds. Mr. St.Germian explained that the sheds had been there when he purchased the property and they have since been relocated onto his property.

The discussion was then opened to public review and comment.

Daniel Lacasse, from 8 Ferry Street, asked how this would affect his property since this property line would go through his shed. Matt Monahan clarified that the proposed lot line adjustment was not in the area of his shed location. The area of Mr. Lacasse's shed was an issue between him and the Allenstown School Board. Mr. Lacasse asked how this came about over the years. Matt Monahan explained that this was a common issue with older properties since the land markers are not always accurate. Jason Tardiff explained that the property owners on Ferry Street with sheds and other buildings suspected of being located on town property will have to be addressed with the Allenstown School Board, since that parcel of land is owned by the Allenstown School and it was outside the subject of this meeting.

Mr. Rodger asked what copies were going to be registered with the State. Matt Monahan explained which drawing would be registered with the State. Resident Sherry Raymond asked a question regarding the gate that was put on the access road (old railroad bed) to the school athletic fields. With the gate remaining closed, Sherry Raymond does not have access to her driveway which opens onto the access road. Jason Tardiff explained that this issue needs to be addressed with the Allenstown School Board.

Chair, Chris Roy stated that all the comments regarding property lines with the Allenstown School will have to be addressed with the Allenstown School Board. The property owners agreed that they would proactively seek to set up a meeting with the Allenstown School Board regarding the issues discussed during this meeting. The public hearing was closed at 7:15.

Jason Tardiff made a motion to approve the proposed lot line adjustment Case #06-2015 between Mr. St.Germain and the Allenstown School with the following conditions:

- professional stamps,
- signatures of surveyor and owners' signatures,
- all waivers granted and conditions must be on the final plan,
- applicant must provide a pdf of final approved and signed plans,
- regarding the drawing,
 - the two sheds need to be accurate or removed all together,
 - double check abutters for accuracy,
 - lot #8 on Ferry Street is incorrectly indicated,
 - double check the name of Rodgers, there is no "s" on the name

Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, Motion passed.

b. Discussion on Zoning Ordinance Changes for March 2016 Town Meeting.

Proposed changes were reviewed and are acceptable to the Planning Board members. The changes are planned to be discussed at a public hearing on December 16, 2015.

c. Review reclamation bonds for both Allenstown Aggregate and Advanced Excavation
Matt Monahan explained that the bonds contained the correct language which meets the requirements of the Town. The reclamation bonds are based on the current maps of the properties. They plans are due for review in three years for renewal and discussion. The signed copies were provided to the Town.

Jason Tardiff made a motion to accept the reclamation bond for Thibeault Corp in the sum of \$50,000. The motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

Jason Tardiff made a motion to accept the reclamation bond for Advance Excavation and Paving in the sum of \$15,000. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

A motion was made by Jason Tardiff to hold a public hearing on December 16, 2015 regarding the Proposed changes to the Zoning Ordinances. Motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, motion passed.

III. UNAPPROVED MINUTES

A motion was made by Jason Tardiff to table the review of the October, 7, 21 and November 4 the minutes. The motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, Motion passed.

IV. CORRESPONDENCE & OTHER BUSINESS

None

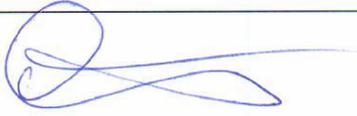
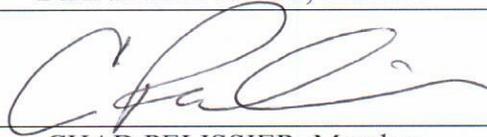
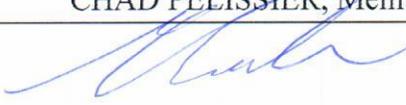
ADJOURN

A motion was made by Jason Tardiff to adjourn. The motion was seconded by Diane Adinolfo. No discussion. Roll call, Jason-yes, Diane-yes, Chris-yes, Chad-yes. Motion passed.

The Chair declared the meeting adjourned at 7:43.

TOWN OF ALLENSTOWN
 PLANNING BOARD
 PUBLIC MEETING MINUTES
 November 18, 2015

Signature Page

Approval:	
	12-16-15
CHRISTOPHER ROY, Chair	DATE
	12-16-15
DIANE ADINOLFO, Member	DATE
	12-16-15
CHAD PELISSIER, Member	DATE
	12-16-15
LARRY ANDERSON, Member	DATE
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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Robert H. Germain	6:30 P.M	11-18-15
Elizabeth St Germain	6:30 A.M	11-18-15
James A. Dodge		
Anne Raosia		
Thomas Pelletier		11-18-15
Sherry Raymond		11-18-15
John D. ...		
Phyllis Larochelle		11-18-15
Daniel LACASSE		11/18/15