

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

Call to Order.

The Allenstown Planning Board Meeting was called to order by Chair, Chris Roy at 18:35 p.m.

Roll Call.

Present on the Board: Chris Roy, Diane Adinolfo, Chad Pelissier and Larry Anderson, Jason Tardiff, Matt Monahan.

Ex-Officio: Jason Tardiff

Others Present.

Residents of Allenstown: None

Others Present: Matt Monahan, CNHRPC

Other Public Officials: None

Allenstown Staff: None



Applicant: 4 NH Homes and applicant surveyor signatures as indicated below:

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 3 / 16 / 16

Sign-in record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Eric Mitchell		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Applicant Surveyor
Mike Gallo		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	Applicant.
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

OLD BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.

4 NH Homes submitted a lot line adjustment and subdivision request.

Eric Mitchell, the applicant's surveyor, presented a map of the lots as part of the lot line adjustment requested by 4 NH Homes, Mike Gallo. The proposed lot line adjustment and subdivision was reviewed by the Allenstown Technical Committee prior to this meeting. The Town Administrator, Shawn Mulholland, requested that the Allenstown town attorney review the easements for the drainage as part of the approval process.

The following defines the lot numbers in Allenstown and Deerfield.

The applicant, Mike Gallo of 4NH Homes, submitted an application for Allenstown Map and Lot 402-152-3 and totaling 9.43+/- acres, and Deerfield Map and Lot 413-62 totaling 41.25+/- acres (0.43 to be merged with the Allenstown lot), both parcels owned by the same, for the purpose of first merging the Allenstown and Deerfield tracts and then re-subdividing them into two lots. The Allenstown Parcel will increase from 9.43 acres to 10, then be subdivided into two five acre lots. The site is located on Mount Delight Road, within the Open Space and Farming Zone.

The following is a summary and issues to be reviewed and addressed:

Overall Summary:

The applicant is seeking approval to annex 0.43 acres from an abutting lot in Deerfield creating a 10-acre lot, then subdivide the new lot into two 5-acre lots. Major areas of focus for the project will include:

- Major Issues:
 - Coordination with Deerfield: The proposal will need to be approved by both boards. In addition, a development of regional impact (DRI) decision will need to be made by the Board. Given that a portion of the project is in Deerfield CNHRPC feels that it is reasonable to assume that the project has a regional impact. See DRI section below for details.
 - Lot shape: a waiver request has been submitted for the lot shape requirements. See details below.
 - Stormwater Management: TRC found that culverts would be needed under each driveway, which have been shown. Also, the applicant has provided a drainage summary. The Board needs to decide if the study needs to be reviewed by the Town's engineer or not. Key question to be answered: does the post-construction flows increase or decrease on neighboring lots?
 - Waivers need to be acted upon.

The following is a summary of the Technical Committee Review.

- Technical Review Committee Comments:
 - Road Agent: Water flow along Mount Delight is a concern. A culvert should be placed at each proposed driveway. Each culvert should be 15".
 - Planner, Road Agent, Building Inspector: A drainage swale along the westerly property line on lot 152-3 should be installed to treat the runoff emanating from the two culverts. An easement should be created around it.
 - Town Administrator: The easement document will need to be reviewed by the Town Attorney as a condition of approval. TA would also like to review it as well.

Present at the February 22, 2016 TRC: Matt Monahan, CNHRPC Planner; Shaun Mulholland, Town Administrator; Dana Pendergast, Building Inspector/Fire Chief; Ronnie Pelissier, Road Agent; Larry Anderson, Sewer Commission; Eric Mitchell, agent for the applicant.

Waivers Requested from Subdivision Regulation Items:

The applicant has requested a waiver from:

- Item 23, Subdivision Regulation Section 5.02c for ties to the State Plan Coordinates.
- Item 28, Subdivision Regulation Sections 5.02j and 5.02j1 to allow a drainage summary instead of a full drainage study, and to not require the Town Engineer to review the study.
- Item 38, Subdivision Regulation Section 5.02j for new electric utilities to be placed underground.
- Section 6.02(g)6 to allow a lot depth greater than 4 times the width.

Requested waivers seem reasonable given the configuration of the parent tract. If the waiver regarding drainage study and/or engineer review is not granted the required information

would be needed before accepting as complete. If the waiver for lot shape is not granted the lot configuration would need to be revised. For the Board's reference, here is the text in the regulations regarding lot shape:

"All lots shall be approximately rectangular in shape, and should not have a depth in excess of four (4) times their width, except where extra depth or non-rectangular shape is necessary due to topography and/or natural conditions."

Discussion regarding the waivers:

Mr. Mitchell presented maps depicting the property and lot lines. Mr. Mitchell also explained where the drainage would be installed to address the concern regarding storm water on Mt Delight Road. The drainage would be installed to prevent water from flowing onto lot #152-2. The maps presented contained diagrams of all property lines and proximity of drainage. There was discussion regarding item #28, as to why a drainage summary was provided as opposed to a drainage study with an engineering stamp. Mr. Mitchell stated that they would have the summary signed by an engineer. Regarding underground power lines, there are existing overhead power lines in the area which is the reason for the waiver regarding power lines.

Motion made by Jason Tardiff to approve the waiver request:

Item #23, sub division regulation 5.02c for ties to the State Plan Coordinates.

Item #28, sub division regulation section 5.02j and 5.02j1 to allow a drainage summary instead of a drainage study with a condition that an engineer's stamp is obtained.

Item #38, sub division regulation section 5.02j for new electric line to be placed underground.

Motion seconded by Larry Anderson. Vote—Chris Roy, yes –Larry Anderson, yes –Chad Pelissier, yes – Jason Tardiff, yes—Diane Adinolfo, yes. Motion passed.

Additional items for discussion:

1. DRI.

Mike Gallo indicated that Deerfield did not vote to indicate that there is DRI.

The diagrams and lot line adjustment was presented to the Deerfield Planning Board, however they will not act upon it until the lot line adjustment is agreed upon with the abutters. The plan is for Mr. Gallo to go back to the Deerfield Planning Board on April 13th. Matt Monahan stated that when Mr. Gallo returns to the Deerfield meeting that he request they vote on DRI.

Motion made by Jason Tardiff that there is Regional Impact affecting the town of Deerfield.

Motion was seconded by Larry Anderson. Vote—Chris Roy, yes –Larry Anderson, yes –Chad Pelissier, yes – Jason Tardiff, yes—Diane Adinolfo, yes. Motion passed.

2. Completeness

This item will be continued at the next Planning Board Meeting.

Motion made by Jason Tardiff for a continuum at the April 20th meeting. Motion was seconded by Diane Adinolfo. Vote—Chris Roy, yes –Larry Anderson, yes –Chad Pelissier, yes – Jason Tardiff, yes—Diane Adinolfo, yes. Motion passed.

The diagrams and lot line adjustment was presented to the Deerfield Planning Board, however they will not act upon it until the lot line adjustment is agreed upon with the abutters. The plan is for Mr. Gallo to go back to the Deerfield Planning Board on April 13th.

REVIEW OF UNAPPROVED MINUTES.

Chad Pelissier made a motion to accept the minutes of the February 16, 2016 meeting. Motion seconded by Larry Anderson. Vote: Chris Roy –yes, Chad Pelissier –yes, Larry Anderson –yes, Diane Adinolfo –yes. Motion passed.

Chad Pelissier made a motion to accept the minutes of the March 2, 2016 meetings. Motion seconded by Larry Anderson. Vote: Chris Roy –yes, Chad Pelissier –yes, Larry Anderson –yes, Diane Adinolfo –yes. Motion passed.

It is noted that April 6, 2016 is the meeting scheduled for a public hearing.

IV. CORRESPONDENCE & OTHER BUSINESS:

None

V. STAFF UPDATE:



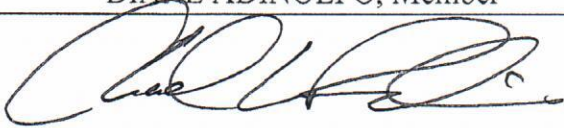
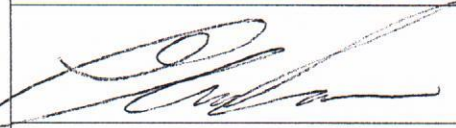

Jason Tardiff made a motion to nominate Chris Roy as Planning Board Chair. Chad seconded the motion. Vote: Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes, Jason Tardiff –yes. Motion passed

Jason Tardiff made a motion to nominate Chad Pelissier as Vice Chair to the Planning Board. Motion seconded by Larry Anderson. . Vote: Chris Roy—yes, Larry Anderson—yes, Diane Adinolfo—yes, Jason Tardiff –yes. Motion passed.

VI. ADJOURN

A motion was made by Jason Tardiff to adjourn the meeting. Chad Pelissier seconded the motion. Vote: Chris Roy—yes, Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes, Jason Tardiff –yes. Motion passed. Meeting adjourned at 19:37 .

Signature Page

Approval:	
	4-6-16
CHRISTOPHER ROY, Chair	DATE
	4-6-16
DIANE ADINOLFO, Member	DATE
	4-6-16
CHAD PELISSIER, Member	DATE
	4-7-16
LARRY ANDERSON, Member	DATE
	4.6.16
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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