

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
February 1, 2017

Call to Order.

The Allenstown Planning Board Meeting for February 1, 2017 was called to order by Chair, Chris Roy at 6:36 pm.

Roll Call.

Present on the Board: Chris Roy, Chair; Chad Pelissier, Vice-Chair; Diane Adinolfo, member; Larry Anderson, member.

Ex-Officio: None

Others Present.

Residents of Allenstown: See list of signatures from persons attending this meeting.

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 2 / 1 / 2017

Sign-in record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
LORRAINE VINCENT	Lorraine Vincent	yes	
Mike Gello	Mike Gello	<input type="checkbox"/> Yes <input type="checkbox"/> No	applicant
Dan Hingerson	Dan Hingerson	<input type="checkbox"/> Yes <input type="checkbox"/> No	Surveyor
Sheryl Bentley	Sheryl Bentley	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Brenda Carignan	Brenda Carignan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Ronald Carignan	Ronald Carignan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Stephen M. Tierney	Stephen M. Tierney	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
DANIEL LANDRY	Daniel Landry	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Helissa Gello	Helissa Gello	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Jason Gello	Jason Gello	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mike Turonty	Mike Turonty	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sandra Kimball	Sandra Kimball	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CYNTHIA EMERY	Cynthia Emery	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Marilyn Batefeldt	Marilyn Batefeldt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
John B Emery	John B Emery	<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: None

Allenstown Staff: None

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

Continued discussion on the Pine Acres proposal for cluster housing development.

Matt Monahan explained the status of Pine Acres proposal. He explained that the Planning Board has to consider the waiver requests. Waiver requests are for the subdivision regulations when there are discrepancies between the requirements and the proposal for the development. The focus of this meeting will be the “flag lots” issue which is the main issue.

Dan Higgins, the surveyor, explained that they had been to the Zoning Board of Adjustments and presented a proposed plan of eight to ten house lots. They explained to the ZBA that this was not a final plan. Using the state subdivision regulations and the town’s regulations they were able to develop 12 building lots. Without using this plan of “flag lots,” there would be more density of houses and more houses on Pine Acres Road.

Chad Pelissier asked about the “flag lots” and stated that cluster housing requires a road into the cluster housing development, 200 ft off the road. Chad is asking why they are still proposing this plan. Dan Higginson replied that they sat down with Matt Monahan and reviewed the ordinance and the different parts of the ordinance and zoning requirements. They were informed that they need to go back to the Zoning Board to obtain relief from the 200ft buffer ordinance regarding cluster housing. Matt Monahan stated that the ordinance is not written well and made a clarification regarding the 200 ft buffer in that it states that if you were to look around the edge of the parent track of the parcel of land, the ordinance states that you need to be 200ft from the edge. If the proposed plan was to be redesigned to include a road, there would not be a need to obtain a variance from the Zoning Board of Adjustments. Dan Higginson explained that this proposed plan allowed for more conservation land in the development.

Chris Roy opened the meeting to the public. Mike Juranty stated that the plan presented to the Zoning Board was less houses, being 8 to 10, which is different than the proposed plan presented to the Planning Board. Mike Juranty also stated that the proposed plan should go back to the Zoning Board with the same plan proposed to the Planning Board. Brenda Carignan stated that she has a concern about the availability of water for the wells. She stressed that there is a shortage of water, in general in the neighborhood. Dan Higginson stated the plan was go down to the bedrock level in order to obtain adequate water supply. Lorraine Vincent stated that she had a new well put in about 5 years ago. She stated she had to dig another well in a specific location due to regulations. The well cost a substantial amount of money for that reason. She also stated that there is an increased amount of traffic on Pine Acres Road. She has recently encountered damage to her property due to the increased traffic, and that many people are driving to the end of the road to bring kids to the bus stop. Mrs. Vincent stressed that she also has concerns about the availability of water for those houses. Sandra Kimball, an abutter, also stated that she had water issues. Several other abutters and people in the neighborhood also noted that water has been an issue for them also even with wells are quite deep.

Chris Roy asked if there were any other final comments. Abutters also were concerned about the amount of children and added traffic regarding the school bus situation. The driveways amount of are also an issue. Dan Higginson explained that the driveways would be common driveways for the back lots to allow enough space for snow removal and adequate utility supply. Chris asked if the board had any other comments. No comments from the Board.

Waiver: o Article Section 6.02.g (5) for flag lots.

A motion was made by Chad Pelissier NOT to accept the request for the waiver for Flag Lots. Motion seconded by Diane Adinolfo. Discussion by the board: Chad stated that the Flag Lots do not fit the intent of the neighborhood. A Flag Lot has never been approved by the Planning Board in the past. Vote: Chris Roy—yes, Larry Anderson—yes, Chad Pelissier—Yes, Diane Adinolfo—Yes. The motion passed which means the Flag Lots are denied.

The drainage study was tabled.

Chad Pelissier made a motion to approve Article 502g.(1) to allow placing monuments on properties prior to conveyance of property. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Larry Anderson—yes, Chad Pelissier—Yes, Diane Adinolfo—Yes. Motion passes.

Chad Pelissier made motion to grant a waiver for Article 5 Section 502.c to provide a digital file to the Town record and use of magnetic observation for plan orientation. Motion seconded by Larry Anderson. Vote: Chris Roy—yes, Larry Anderson—yes, Chad Pelissier—Yes, Diane Adinolfo—Yes. Motion passes.

Matt Monahan recapped stating that the storm water study and the underground utilities were tabled. Matt asked the applicant to think about a timeline for the next meeting. The meeting to continue this meeting will be February 15, 2017.

Motion made Chad Pelissier to continue the Pine Acres proposed plan #07-2016 until February 15, 2017 at 6:30 pm. Motion seconded by Larry Anderson. Vote: Chris Roy—yes, Larry Anderson—yes, Chad Pelissier—Yes, Diane Adinolfo—Yes. Motion passes.

The town residents asked general questions regarding ordinances and approvals or disapprovals of proposals. In general, the residents asked what planning boards are allowed to vote down, versus not being able to deny requests. Matt explained that it's all in how the zoning ordinances are written. Matt explained that zoning boards and planning boards are constrained by the allowances of the State laws. The boards get involved when there is a need to define mitigations for ordinances that are not met; however, the intent is met. The boards also may put conditions of approvals on proposals that need to be met in order to grant approval.

NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.

None

REVIEW OF UNAPPROVED MINUTES.

Motion made by Larry Anderson to accept minutes from January 18, 2017. Motion seconded by Chad Pelissier. Vote: Chris Roy—yes, Larry Anderson—yes, Chad Pelissier—Yes, Diane Adinolfo—Yes. Motion passes.

IV. CORRESPONDENCE & OTHER BUSINESS:

None


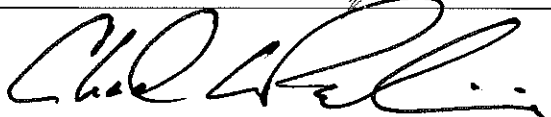
V. STAFF UPDATE:

None

VI. ADJOURN

Motion made to adjourn the meeting by Diane Adinolfo. Motion seconded by Larry Anderson. Vote: Chris Roy—yes, Larry Anderson—yes, Chad Pelissier—Yes, Diane Adinolfo—Yes. Motion passes. Meeting adjourned at 8:06.

Signature Page

Approval:	
CHRISTOPHER ROY, Chair	DATE
	2/15/17
DIANE ADINOLFO, Member	DATE
	2/15/17
CHAD PELISSIER, Member	DATE
LARRY ANDERSON, Member	DATE
DAVID EATON, Ex-Officio	DATE