

TOWN OF ALLENSTOWN  
Planning Board  
16 School Street  
Allenstown, New Hampshire 03275  
October 19, 2016

**Call to Order.**

The Allenstown Planning Board Meeting was called to order by Chair, Chris Roy at 18:32.

**Roll Call.**

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

Ex-Officio: None present

**Others Present.**

Residents of Allenstown: None

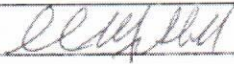
Others Present: Matt Monahan, CNHRPC, and:

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Meeting Date: 10 / 19 / 2016

Sign-in record

		Indicate applicable status	
Print Name	Signature	Allenstown Resident	If no, state Organization represented
Eric Mitchell		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Aubuchon Realty
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Other Public Officials: Dana Pendergrast, Fire Chief.

Allenstown Staff: None

## **OLD BUSINESS/RECIEPT OF APPLICATIONS & PUBLIC HEARINGS**

Eric Mitchell presented the lot line adjustment for Aubuchon Hardware. Lots 13 and 13-1. Both lots are owned by Aubuchon Hardware.

The applicant, Aubuchon Hardware, submitted an application for Map 13 Lots 13 and 13-1 totaling 2.16 +/- acres on land owned by the same for the purpose of adjusting the property line between the two lots. The sites are located at 73 to 77 Tumpike Street, within the Business Zone.

CNHRPC received a set of plans for the proposed Subdivision on September 26, 2016. The plan sets reviewed were entitled LOT LINE ADJUSTMENT PLAN TAX MAP 109 LOTS 13 & 13-1 TURNPIKE STREET, NH ROUTES 3 & 28 ALLENSTOWN, NH OWNER OF RECORD: AUBUCHON REALTY CO. INC. 23 WEST MAIN STREET, WESTMINSTER, MA 01473 and dated September 8, 2016 and consisted of 1 sheet as prepared by Eric C. Mitchell and Associates, Inc.

Chad Pelissier made a motion that this lot line adjustment does not create any regional impact. The motion was 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 plan as complete. Diane Adinolfo seconded the motion. Vote: Chris Roy, yes; Chad Pelissier, yes; Larry Anderson, yes; Diane Adinolfo, yes. Motion passed.

Chris Roy opened the public hearing at 6:42.

Discussion regarding conditions of approvals to identify the storage locations of pellets within the setbacks.

Chris Roy closed the public hearing at 6:48.

Motion made by Chad Pelissier to approve the lot line adjustment, tax map 109, lots 13 and 13-1 with the following conditions: professional stamps and signatures, signatures of owner, and all conditions of approval are met on the plan. Motion seconded by Larry Anderson. Vote: Chris Roy, yes; Chad Pelissier, yes; Larry Anderson, yes; Diane Adinolfo, yes. Motion passed.

Motion made by Chad Pelissier that the minor site plan does not have regional impact. Larry Anderson seconded the motion. Vote: Chris Roy, yes; Chad Pelissier, yes; Larry Anderson, yes; Diane Adinolfo, yes. Motion passed.



Chad Pelissier made a motion that the minor site plan for Aubuchon Hardware is complete. Motion seconded by Larry Anderson. Vote: Chris Roy, yes; Chad Pelissier, yes; Larry Anderson, yes; Diane Adinolfo, yes. Motion passed.

Public hearing was opened by Chris Roy at 6:51. Public hearing was closed by Chris Roy at 6:54

Chad Pelissier made a motion to approve site plan for the hardware store with the following conditions: removal of all pallets storage areas from all set backs on the plan, professional stamps and signatures, signatures of owner, all conditions of approval are met on the plan, and notice of decision and mylars need to be recorded with the registry of deeds. Motioned seconded by Larry Anderson. Vote: Chris Roy, yes; Chad Pelissier, yes; Larry Anderson, yes; Diane Adinolfo, yes. Motion passed.

#### **REVIEW OF UNAPPROVED MINUTES.**

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

#### **NEW BUSINESS/RECIEPT OF APPLICATIONS & PUBLIC HEARINGS**

Resume the joint meeting with the Zoning Board of Adjustments. The meeting was opened by Chris Roy at 19:02.

Attendance: Chris Roy, Planning Board and ZBA; Chad Pelissier, Planning Board; Larry Anderson, Planning Board; Diane Adinolfo, Planning Board; Eric Feustel, ZBA, Roger Laflame, ZBA.

Discussion regarding the date for the public hearing with the Planning Board. The Board decided on the date of December 21, 2016. The date will be communicated to the town administrator for posting.

Resuming meeting with ZBA beginning with the following: placing senior housing in commercial / industrial zone. Senior housing needs to be in an area with close proximity to stores, other resources. Discussion regarding placing deeded restrictions for 55+ housing. This indicates that these requirements are permanently in place. As the demographics of the community changes there may not be a market for as many 55+ housing market in several years from now. A suggestion was to place X (example 25 years) years on the deed to allow this to be reviewed as the demographics change over several years. A second suggestion was to put half of the homes under the deeded restrictions. A third suggestion was to leave the restriction as is. The goal is to prevent a situation which housing that cannot be sold due to a lack of market for the specific type of housing. It was discussed that the restrictions can also be placed in the

covenants for the association of the housing development. Matt Monahan offered to review these options with Local Government Center (LGC) for their opinion.

Discussion regarding space between homes in residential areas and minimum lot sizes. R1 lots, with water and sewer would require a quarter acre, and R2 lots with well and septic would require a half acre. Specific discussion about the lot sizes and configuration of lots in the Holiday Acres Mobile Home Park. Dana Pendergrast offered to go take measurements of lots and report back to the Planning Board. The Boards agreed on a requirement of 10, 000 square feet as a lot requirement.

Discussion regarding set-backs for wetlands. A buffer of 100ft around the wetland area is required by MS4. Matt Monahan reviewed specific proposals which are outlined in the draft zoning ordinances under review.

Discussion regarding senior housing. Senior housing ordinance states that seniors are defined as age 62. Within a senior housing development a home may have three bedrooms, a garage, common areas and facilities. One cohabitant under 62 years old is allowed provided one resident is 62 or over.

The Boards decided to end here and continue on November 2, 2016.

#### **IV. CORRESPONDENCE & OTHER BUSINESS:**

None

#### **V. STAFF UPDATE:**



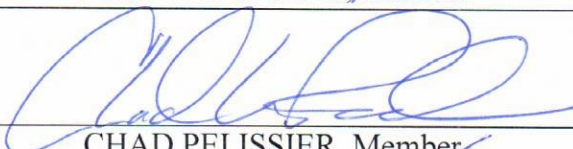
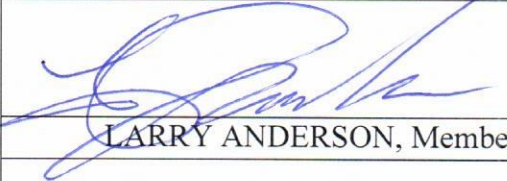
None

#### **VI. ADJOURN**

A motion was made by Chad Pelissier to adjourn the meeting. Motion seconded by Larry Anderson. Vote: Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes. Larry Anderson. Motion passed. Meeting adjourned at 8:40.



## Signature Page

Approval:	
	11-16-16
CHRISTOPHER ROY, Chair	DATE
	11-16-16
DIANE ADINOLFO, Member	DATE
	11-16-16
CHAD PELISSIER, Member	DATE
	11-16-16
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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