

TOWN OF ALLENSTOWN  
Planning Board  
16 School Street  
Allenstown, New Hampshire 03275  
September 7, 2016

**Call to Order.**

The Allenstown Planning Board Meeting for September 7, 2016 was called to order by Chair, Chris Roy at 18:45.

**Roll Call.**

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

Ex-Officio: None


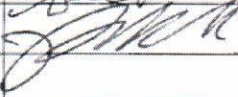
**Others Present.**

Residents of Allenstown:

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

Meeting Date: 9 / 7 / 2016

Sign-in record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
BENJAMIN DENNER		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PETER HOLDEN		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	HOLDEN ENGINEERING
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: Matt Monahan, CNHRPC and Peter Holden, Holden Engineering.

Other Public Officials: None

Allenstown Staff: None

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

None

## **NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.**

Lot line adjustment between Benoit Demers and the Allenstown School district. Reference Map 112, lots 224, 237, and 235 and totaling 9.1 +/- acres on land owned by the same for the purpose of adjusting the lot line between the two parcels. The site is located at Houle Avenue.

Matt Monahan read the following including the waivers:

### **Allenstown Subdivision Checklist Requirements:**

1. Checklist Item 3 – An additional \$278.20 in escrow is needed to account for abutter notification and for newspaper notice.

### **Waivers Requested from Subdivision Regulation Items:**

The applicant has requested a waiver from the following:

2. Checklist Item 13 for existing and proposed drainage facilities and acreage/square footage of abutting properties, and setbacks.
3. Checklist Item 15 for location and size of existing sewerage and drainage.
4. Checklist Item 14 for water courses, ponds, wetlands.
5. Checklist Item 16 and 23 for contours, vertical control points and tie to State Plan Coordinate System.
6. Checklist Item 17 for setbacks.

#1 has been addressed. The funds were paid to the Town.

Chad Pelissier made a motion stating that there is no regional impact due to this lot line adjustment. 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 waive checklist items #13, #15, #14, #16, #23, and #17 as stated on the review memo dated Aug 15, 2016. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.



Motion made by Chad Pelissier to accept the plan as complete. Motion was seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.

Chris Roy opened the public hearing at 18:58.

It is noted that Benoit Demers and Holden Engineering are present. No other persons present. The public hearing was closed at 19:00.

Motion made by Chad Pelissier to conditionally approve the plan with the following: deed recorded with Merrimack County registry of deeds, professional stamps and signatures as well as owner's signatures, and all waivers and conditions need to be present on the final plan. Motion seconded by Larry Anderson. Vote: Chris Roy—yes, Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes. Motion passed.

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**ZBA and Planning Board joint meeting.**

Additional members from the ZBA: Jeffery Gryval and Eric Feustel.

Chris Roy, Planning Board Chair, opened the joint meeting with the Zoning Board and Planning Boards of Allentown at 19:05. It is noted that the sign ordinance is not included in the ordinance due to a review needed by the state attorney. The cluster ordinance provision is currently located in the Open Space and Farm (OSF) section of the ordinance. It has been pulled out and will be put back into the next version as a stand-alone section. Matt Monahan reviewed the newly added definitions which support the added ordinances. Changes are identified in a red-line version of the proposed changes. A solar ordinance was added regarding windmills, outdoor wood stoves and solar panels. Discussion regarding windmills; A diagram is provided in the proposed ordinance depicting the dimensions and configuration of the windmill. It was suggested that the use of outdoor stoves and small scale solar panels to be placed into the residential zones. Upon further discussion and review of the ordinances, it was noted that unless the ordinance makes allowances for items or practices, it is implied that non mentioned items are not allowed.

Discussion regarding a new state law regarding accessory dwelling units. Any proposed accessory dwelling must be attached to the single family unit. The Planning Board may issue conditional use permits. One of the units must be owner occupied.

Discussion regarding the cluster housing section and minimum acreage per dwelling. Additional discussion will continue at the September 21, 2016 meeting.

**REVIEW OF UNAPPROVED MINUTES.**

Motion made by Chad Pelissier to approved the minutes of the August 17, 2016 meeting.

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

**IV. CORRESPONDENCE & OTHER BUSINESS:**

None


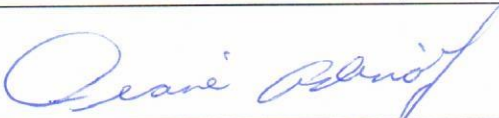
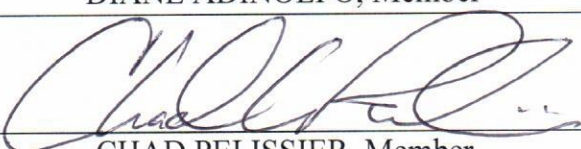
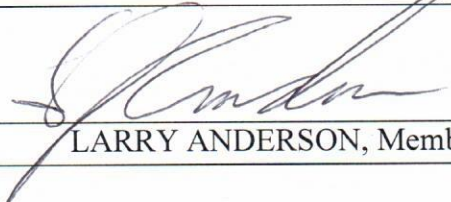
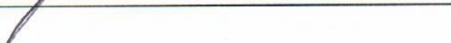
**V. STAFF UPDATE:**

None

**VI. ADJOURN**

Larry Anderson made a motion to adjourn. Chad Pelissier seconded the motion. Vote: Chris Roy—yes, Chad Pelissier—yes, Larry Anderson—yes, Diane Adinolfo—yes. Motion passed. Meeting was adjourned at 20:50.

## Signature Page

Approval:	
	10-19-16
CHRISTOPHER ROY, Chair	DATE
	10-19-2016
DIANE ADINOLFO, Member	DATE
	10-19-16
CHAD PELISSIER, Member	DATE
	10-19-16
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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## Sign-in record

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