

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
September 20, 2017

Call to Order.

The Allenstown Planning Board Meeting for September 20, 2017 was called to order by Chair, Mike O'Meara at 6:30 p.m.

Roll Call.

Present on the Board: Diane Adinolfo, Chad Pelissier, Mike Frascinella, Ryan Carter, and Mike O'Meara

Ex-Officio: Ryan Carter

Others Present.

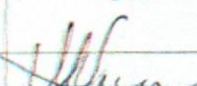
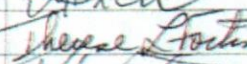
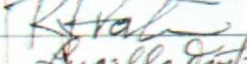
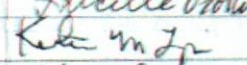

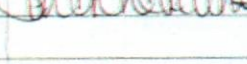

Residents of Allenstown: See list below.

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Planning Board
16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 9/20/2017

Sign-in Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
GEO FREDERIE		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SFC ENG
TERRY FORTIN		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
FORBANK FORTIN		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Jocelle Fortin		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Katherine Lavigne		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Macy Leary		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SHIRLEY GILBERT		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Others Present: George Fredette, P.E., President, SFC Engineering, and Matt Monahan, CNHRPC.

Other Public Officials: None

Allenstown Staff: None

OLD BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS

- a. **Site Plan. Niyati Realty LLC/289 Pinewood Road.** Case #03-2017. Map 406 Lot 32 at 289 Pinewood in the Open Space and Farming Zone and the Groundwater Protection Overlay District. Niyati Realty, requests a site plan to create a gas station and restaurant with a drive through window.

Mr. George Fredette, P.E., President of SFC Engineering, representing the applicant, was invited by the Chair to present the proposed Site Plan application to the board and members of the public present. Mr. Fredette presented a comprehensive overview of the proposed Site Plan, including site/building layout, fuel storage, drainage, water/sewer, lighting (building and lot), ingress & egress, reconstruction of entrance/Presidential Drive, new School Bus turn-around area, screening (vegetation/fencing), and other factors relating to the proposed site development. Following the presentation, the Chair allowed questions to Mr. Fredette from members of the public. There followed numerous questions from those present regarding such matters as potential for increase in traffic to/from the site, concerns regarding the “rumble strips” currently in the center of the roadway, concerns regarding water run-off from the developed site and the potential for those waters to impact homes across the highway from the site, concerns regarding the reconfiguration of Presidential Drive/School Bus area/other roadway within the adjacent residential development, concerns about visual screening of the site from adjacent properties, etc. Mr. Fredette addressed each question in turn, providing answers to the questions/concerns raised.

Following the question/answer session, the Chair requested Matt Monahan, CNHRPC, to discuss the key factors and issues of the application, as documented in his review memorandum.

The following Potential Conditions of Approval were read by Matt Monahan:

1. Hours of operation are to be shown on the plan.
2. Copies of easements documents (well and driveway) recorded at the Merrimack County Registry of Deeds.
3. A sign permit will need to be obtained from the Building Inspector for the installation of advertising signage at the road and on the building façade.
4. State permit numbers will need to be placed on the plans.

5. The adequacy of the alarm and fire suppression methods should be subject to review and approval of the Fire Chief prior to the issuance of building permit.
6. The Spill Prevention, Control, and Countermeasure Plan (SPCC) will need to be approved by the Fire Chief.
7. Town Engineer should review and comment on the Applicant's rebuttal memo from the original drainage study. An escrow check in the amount of \$2,180 is required for said review.
8. A plan note should specify, per Article XXV, that the Building Inspector has the right to inspect and enforce the provisions of the Operations and Maintenance plan included in the SWPPP.
9. Professional stamps and signatures (engineer, wetland scientist, and landscape architect) as well as owner signatures need to be on the final plan.
10. All waivers granted and conditions of approval need to be on the final plan.
11. A bond for the installation of stormwater management components is required by Article XXIV.
12. Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format. Such a format shall be georeferenced drawings and may be CAD, Shape Files or GDB format. They shall, in addition to those items presented to the Planning Board for approval, include a calculation of the change in impervious coverage as well as depict any infrastructure (including sewer, water, and drainage).
13. Notice of Decision to be recorded at the Merrimack County Registry of Deeds.

In addition, Matt discussed the following permit requests:

1. Conditional Use Permit to allow more than 2,500 square feet of impervious area (Article XXIV, Section IX.B and Section V of the 2017 Allenstown Zoning Ordinance).
2. Special Use Permit to allow greater peak flows than in a two-year storm (Article XXV, Section V.D.2 and Section VI of the 2017 Allenstown Zoning Ordinance).
3. Special Use Permit to allow less than four feet of vertical separation between the bottom of stormwater infiltration practice and an average seasonal high water table (Article XXV, Section V.D.4 of the 2017 Allenstown Zoning Ordinance).

Determination of Regional Impact:

The board next made a determination of Regional Impact regarding the proposed development.

Chad Pelissier made a motion stating that there is no regional impact. Motion seconded by Mike Frascinella.

Following discussion by the board members and a review of what would constitute a Regional Impact, a vote was conducted.

Vote: Mike O'Meara—yes, Mike Frascinella—yes, Ryan Carter—yes, Diane Adinolfo—yes, Chad Pelissier—yes.

Motion passed, and the board determined that the application is not a development of Regional Impact.

Waiver Request:

The applicant requested a waiver regarding section 6.02.i, to allow for traffic count data and ITE trip generation data in lieu of a full traffic study.

Ryan Carter made a motion to grant the requested waiver. Motion seconded by Diane Adinolfo.

Vote: Mike O'Meara—yes, Mike Frascinella—yes, Ryan Carter—yes, Diane Adinolfo—yes, Chad Pelissier—yes.

Motion passed and the requested waiver was granted.

Completeness of Application:

The board next made a determination on the completeness of the application.

Ryan Carter made a motion to accept the application as complete. Motion seconded by Diane Adinolfo.

Vote: Mike O'Meara—yes, Mike Frascinella—yes, Ryan Carter—yes, Diane Adinolfo—yes, Chad Pelissier—yes.

Motion passed and the application was accepted as complete.

Public Hearing:

Chair Mike O'Meara opened the meeting to the public at 8:13 pm.

Following submission of further comments from members of the public, some voicing opposition to the proposed development for reasons already stated herein, and a discussion regarding screening of the site from an adjoining property, to which the applicant's representative agreed to install a solid fence in place of the proposed chain-link fence, Chair, Mike O'Meara closed the public hearing at 8:21 pm.

Deliberation and Vote:

The Chair requested a Motion to approve or reject the Site Plan application, the requested Conditional Use Permit, and the two requested Special Use Permits.

Motion made by Chad Pelissier to accept the Site Plan application, the requested Conditional Use Permit, and the two requested Special Use Permits. Motion seconded by Diane Adinolfo.

Vote: Mike O'Meara—yes, Mike Frascinella—yes, Ryan Carter—yes, Diane Adinolfo—yes, Chad Pelissier—yes.

Motion passed and the site plan application was approved with the following permits and conditions:

Permits

1. Conditional Use Permit to allow more than 2,500 square feet of impervious area (Article XXIV, Section IX.B and Section V of the 2017 Allenstown Zoning Ordinance).
2. Special Use Permit to allow greater peak flows than in a two-year storm (Article XXV, Section V.D.2 and Section VI of the 2017 Allenstown Zoning Ordinance).
3. Special Use Permit to allow less than four feet of vertical separation between the bottom of stormwater infiltration practice and an average seasonal high water table (Article XXV, Section V.D.4 of the 2017 Allenstown Zoning Ordinance).

Conditions of Approval

1. A "solid fence" is placed along the top of the retaining wall to the northerly property line. Fence type to be determined through discussions with the abutting property owner.
2. Hours of operation are to be shown on the plan.
3. Copies of easements documents (well and driveway) recorded at the Merrimack County Registry of Deeds.
4. A sign permit will need to be obtained from the Building Inspector for the installation of advertising signage at the road and on the building façade.
5. State permits numbers will need to be placed on the plans.
6. The adequacy of the alarm and fire suppression methods should be subject to review and approval of the Fire Chief prior to the issuance of building permit.
7. The Spill Prevention, Control, and Countermeasure Plan (SPCC) will need to be approved by the Fire Chief.
8. Town Engineer should review and comment on the Applicant's rebuttal memo from the original drainage study. An escrow check in the amount of \$2,180 is required for said review.
9. A plan note should specify, per Article XXV, that the Building Inspector has the right to inspect and enforce the provisions of the Operations and Maintenance plan included in the SWPPP.
10. Professional stamps and signatures (engineer, wetland scientist, and landscape architect) as well as owner signatures need to be on the final plan.
11. All waivers granted and conditions of approval need to be on the final plan.
12. A bond for the installation of stormwater management components is required by Article XXIV.
13. Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format. Such a format shall be georeferenced drawings and may be CAD, Shape Files or GDB format. They shall, in addition to those items presented to the Planning Board for approval, include a calculation of the change in impervious coverage as well as depict any infrastructure (including sewer, water, and drainage).
14. Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
15. Applicant shall contact NHDOT to request the removal of rumble strips at the proposed intersection and Route 28.

NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.

- a. Diane Adinolfo presented a lot map of an area between the streets of Diane Ave and Notre Dame Ave. There is currently a strip of town owned property between four parcels of property which is privately owned. The town property is currently land locked. Ryan Carter stated that this needs to be brought to the attention of Shawn Mulholland for presenting to the select board meeting.

UNAPPROVED MINUTES:

- a. Review and approval of September 6, 2017 minutes. Diane Adinolfo made a motion to approve the minutes of the September 6, 2017 meeting. Motion seconded by Mike Frascinella.
Vote: Mike O'Meara—yes, Mike Frascinella—yes, Ryan Carter—yes, Diane Adinolfo—yes, Chad Pelissier—Abstain.
Motion passed and the minutes were approved.

IV. CORRESPONDENCE & OTHER BUSINESS:

- a. None

V. STAFF UPDATE:

None


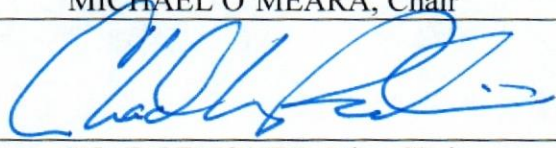
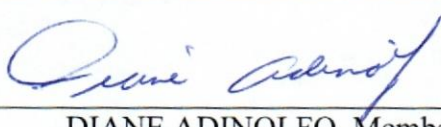
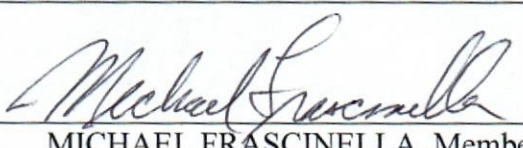
VI. ADJOURN

Motion made by Mike Frascinella to adjourn the meeting. Motion seconded by Ryan Carter.

Vote: Mike O'Meara—yes, Mike Frascinella—yes, Ryan Carter—yes, Diane Adinolfo—yes, Chad Pelissier—Yes.

Meeting adjourned at 8:50 p.m. by Chair Mike O'Meara.

Signature Page

Approval:	
	10/04/2017
MICHAEL O'MEARA, Chair	DATE
	10/4/17
CHAD PELISSIER, Vice Chair	DATE
	10-04-2017
DIANE ADINOLFO, Member	DATE
	10/4/17
MICHAEL FRASCINELLA, Member	DATE
RYAN CARTER, Ex-Officio	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	MICHAEL O'MEARA, Chair	DATE
	CHAD PELISSIER, Vice Chair	DATE
	DIANE ADINOLFO, Member	DATE
	MICHAEL FRASCINELLA, Member	DATE
	RYAN CARTER, Ex-Officio	DATE

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Meeting Date: 9/20/2017

Sign-In Record

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