

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
October 17, 2018

Call to Order.

The Allenstown Planning Board Meeting for October 17, 2018 was called to order by Chair Mike O'Meara at 6:30 p.m. Chair O'Meara called for the Pledge of Allegiance.

Roll Call.

Present on the Board: Diane Adinolfo, Chad Pelissier, Sandy McKenney, Mike O'Meara

Excused: Mike Frascinella (out of town)

Ex-Officio: Sandy McKenney

Others Present.

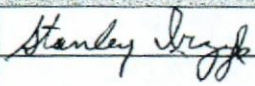
Residents of Allenstown: See below:

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

Meeting Date: 10/17/2018

Sign-In Record

| Print Name | Signature | Indicate applicable status | |
|---------------|---|---|---------------------------------------|
| | | Allenstown Resident | If no, state Organization represented |
| STANLEY IRZYK |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Others Present: None

Other Public Officials: None

Allenstown Staff: None

OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- a. Continue Lot Consolidation and Lot Line Adjustment for Holiday Acres Mobile Home Park – Case #09-2018.

Chair O'Meara stated that he received an email dated October 16, 2018 from Peter Holden on behalf of the applicant asking for a continuation. He said he would read this email into the record:

“We would like to continue the application until the next Planning Board meeting so we can address some issues that have come up recently. Sincerely, Peter Holden, Holden Engineering and Surveying, Inc.”

Chair O'Meara continued, saying that the Planning Board has done this in the past with other applicants. He said he could see no reason why they cannot continue this application till November. He asked for input from other members.

Ms. McKenney said she is concerned because the Selectmen did not sign the P & S agreement. She asked why they would continue at this point.

Chair O'Meara responded that they have no idea why the applicant wants a continuation except for what was stated in the email from Mr. Holden.

Ms. McKenney said she thought they had to file a new application.

Chair O'Meara said they would not have to if the Planning Board votes to continue.

Ms. McKenney said that, as it stands right now, this is not going to be done.

Chair O'Meara said that was correct. However, he said the Planning Board can choose to continue the application, per their request.

Ms. Adinolfo stated that it would be helpful to have more information.

Ms. McKenney said she would like to have their attorney involved.

Ms. Adinolfo asked if other applications have been continued, per their request, and under what circumstances.

Chair O'Meara said that they have no idea what the applicant is planning, other than, as they said in their email, they want to address issues that have come up recently.

Ms. McKenney noted that some of the lot line adjustments are on land that the Town owns.

Chair O'Meara said that this is correct. He added that continuing the application only means that they postpone further consideration until a future date. He said they have a precedent for this. For example, some applicants ask for continuations because of a need to go back through the zoning process or to appeal a Zoning Board decision or an administrative decision.

Ms. Adinolfo asked if the applicant already owned the land in these cases.

Chair O'Meara responded that one applicant did not own the land. The Pinewood Road application was continued for quite some time.

Mr. Pelissier stated that the Pinewood Road applicants had a P & S agreement with the owner of the property. They had a certain number of days to get through the Town process to be sure they could do what they wanted to do. He added that they purchased the land anyway, even though the Town did not approve what they wanted to do.

Chair O'Meara said that they stopped the process because of the Regional Impact Determination process. The plan was to continue up to the point of voting, without actually voting, because they had not executed a P & S agreement.

Ms. Adinolfo confirmed that the BOS voted not to sell the property.

Ms. McKenney said that the vote was two to one.

Ms. Adinolfo said that she doesn't know what anyone else is going to do.

Chair O'Meara responded that it is up to the Board.

Ms. Adinolfo said that a 'no' vote would mean the application would not be extended; it would be stopped.

Chair O'Meara said the application would stop at that point.

Ms. McKenney said that per se, that would follow suit with what the Selectmen did.

Mr. Pelissier said that Ryan Carter, Chairman of the Board of Selectmen, made it clear that if the applicant wanted to seek a new P & S, the Board would entertain that, but did not want to build on what they had.

Chair O'Meara said that perhaps the applicant does wish to pursue a new P & S agreement. He said that might be inferred from their email.

Ms. Adinolfo said that they needed more information.

Ms. McKenney stated that the P & S agreement has been stopped. It is not going to happen, so why would Planning and Zoning continue working with them? A decision cannot be made; they do not own the land.

Chair O'Meara pointed out that they have held meetings already, even though the applicant does not own the land.

Ms. Adinolfo said that they were holding off on voting until the BOS had made a decision.

Chair O'Meara said that they stopped because they were waiting for the results of the Regional Impact determination.

Ms. McKenney said that they had to send a letter to Hooksett, but they still would not have voted until the BOS voted on the P & S agreement. She said that she feels that they are in the same position.

Chair O'Meara asked if anyone wanted to make a motion to approve the continuation.

Ms. Adinolfo made a motion to grant the applicant a continuation until their November meeting regarding the Lot Consolidation and Lot Line Adjustment for Holiday Acres Mobile Home Park – Case #09-2018. Ms. McKenney seconded the motion.

Vote: Diane Adinolfo – No, Sandy McKenney – No, Chad Pelissier – Abstained, Mike O'Meara – Yes.

The motion to grant the applicant a continuation until the November Planning Board meeting regarding the Lot Consolidation and Lot Line Adjustment for Holiday Acres Mobile Home Park – Case #09-2018, was defeated, 2-1, with one abstention.

Chair O'Meara said that in conjunction with this application, notification was sent on September 21, 2018 to the Town of Hooksett, the Central NH Regional Planning Commission, and the Southern NH Regional Planning Commission regarding Regional Impact. All three reported no concerns, but asked to be informed if further site development occurs.

Mr. Stanley Irzyk, a resident of Chester Turnpike, asked what this means for his property.

Chair O'Meara responded that nothing has been approved, and they are not proceeding.

Mr. Pelissier added that nothing has changed, and Mr. Irzyk will be informed if the process starts again.

Ms. McKenney asked Mr. Irzyk if he had talked with his son, Tom Irzyk, about the boundary for the fence.

Mr. Irzyk said he has talked with his son about many things. He said this seems like a big land grab.

Mr. O'Meara told Mr. Irzyk that they are not taking his land or that of anyone else. He said that the sidewalk is on the other side of the street.

NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS.

- a. Mr. Pelissier said that he is finding it harder and harder to get to the Central NH Regional Planning Commission meetings. He said they have four meetings each year; they are held on Thursday evenings beginning at 7:00 p.m. He asked if anyone else was interested in the position.

Ms. Adinolfo said that she would be willing to attend the meetings.

Chair O'Meara said that he would do the paperwork to name Ms. Adinolfo as a commissioner with voting rights.

Mr. Pelissier said that the meetings are interesting, and they have good topics with keynote speakers.

UNAPPROVED MINUTES:

- a. Review and approve minutes from the September 19, 2018 meeting.

The Chair presented draft minutes from the September 19, 2018 Planning Board meeting for review and approval and requested a motion to approve the September 19th minutes as written. Mr. Pelissier made a motion to approve the minutes as written. Ms. Adinolfo seconded the motion.

Vote: Diane Adinolfo – Yes, Sandy McKenney – Yes, Chad Pelissier – Yes, Mike O'Meara – Yes.

The motion carried unanimously, and the minutes for the September 19, 2018 meeting were approved.

IV. CORRESPONDENCE & OTHER BUSINESS:

Ms. McKenney observed that there are no items at this point for the November agenda.

Chair O'Meara set the date of November 7, 2018 for the next meeting.

Mr. Pelissier suggested that they could work on items which have been pushed off.

Chair O'Meara said that they could work on some sections of the MS-4. He said he would check with Matt Monahan of the Central NH Regional Planning Commission.

Ms. McKenney asked if there would be any ordinances on the ballot this year.

Chair O'Meara confirmed that there would be no ordinances on the ballot this year.

V. STAFF UPDATE:

- a. None


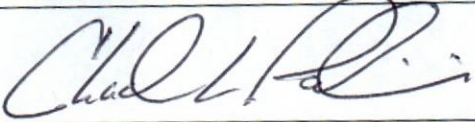
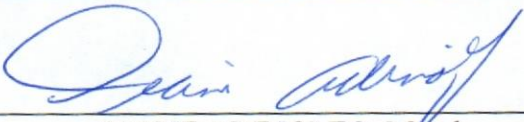

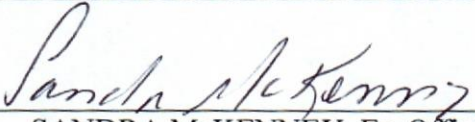
VI. ADJOURN

There being no further business before the board, the Chair requested a motion to adjourn. Ms. Adinolfo made a motion to adjourn. Ms. McKenney seconded the motion.

Vote: Diane Adinolfo – Yes, Sandy McKenney - Yes, Chad Pelissier – Yes, Mike O'Meara – Yes.

The motion carried, and the meeting was adjourned at 6:50 p.m.

Signature Page

| Approval: | |
|--|------------|
|  | 11/07/2018 |
| MICHAEL O'MEARA, Chair | DATE |
|  | 11/7/18 |
| CHAD PELISSIER, Vice Chair | DATE |
|  | 11-7-18 |
| DIANE ADINOLFO, Member | DATE |
|  | 11/7/18 |
| MICHAEL FRASCINELLA, Member | DATE |
|  | 11-7-18 |
| SANDRA MCKENNEY, 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 |
| | | |
| | SANDRA McKENNEY, Ex-Officio | DATE |

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