

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
April 17, 2019

Call to Order.

The Allenstown Planning Board Meeting of April 17, 2019 was called to order by Chairman 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, Sandra McKenney, Mike Frascinella, Bob Lee and Mike O'Meara

Ex-Officio: Sandra McKenney

Excused: Matt Monahan, Central NH Regional Planning Commission

Others Present:

Residents of Allenstown: None – See below:

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16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 4/17/2019

Sign-In Record

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

Others Present: None

Other Public Officials: None

Allenstown Staff: None

Chair O'Meara welcomed Bob Lee as a new alternate on the Planning Board. Mr. Lee served on the Board previously for seven or eight years, most of that time as Vice Chair. He will participate in discussions, but will vote only when another member is absent.

I. OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

II. NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

III. UNAPPROVED MINUTES:

- a. The Chair requested a motion to approve the minutes of the March 20, 2019 meeting as written. Motion to approve made by Diane Adinolfo. Motion seconded by Sandy McKenney.

Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Mike Frascinella–Yes, and Mike O'Meara–Yes.

Motion passed, and the minutes for March 20, 2019 were approved as written.

IV. CORRESPONDENCE & OTHER BUSINESS:

- a. Chair O'Meara displayed an email addressed to the Allenstown Planning Board from the Londonderry Planning and Economic Development Department, informing the Board that they have received an application for the construction of a telecommunication facility on Mohawk Drive in Londonderry. The project is at the Site Plan/Design Review stage. Chair O'Meara said he sees no impact on Allenstown and the other members concurred.

Mr. Frascinella asked if this is a tower or a building.

Chair O'Meara responded that he does not know that detail.

- b. Chair O'Meara announced that Town employees and Board and Committee members must attend a mandatory training session on Thursday, May 16, 2019 beginning at 6:30 p.m. at the Community Center cafeteria. The topic is Conflicts of Interest and the Proper Preparation of Meeting Minutes. Town Attorney Sharon Somers will conduct the training. Regarding the proper preparation of minutes, the training will address such defects as important items being left out, improper construction, and improper reporting of attendance.

Ms. McKenney said that the minutes are not verbatim either.

- c. Chair O'Meara said that the owner of the property known as China Mill are interested in selling the property to be renovated and developed as apartments.

Ms. McKenney stated that the potential developer is Brady Sullivan. She said that the current textile manufacturing operation will likely be moved to an outbuilding across the parking lot so that the noise will not disturb the apartment dwellers. There are about 25 employees at the facility.

Chair O'Meara said that the existing hydropower plant will probably stay, but apartments will not be located adjacent to it. The plan is for 120 to 125 upscale apartments, ten percent with one bedroom and the rest with two. Each will have one bathroom.

Ms. McKenney said they do not expect many children, as there is no playground. Brady Sullivan is not planning any commercial or retail businesses because the property is 'off the beaten path' and this has not been successful in similar developments.

Chair O'Meara stated that the developer recently asked to meet with department heads and members of the Planning and Zoning Boards to gauge support for the development.

D. Adinolfo said that, whatever it is worth now, it will probably increase in value by \$10 million. She said the town stands to collect a lot of tax dollars.

Ms. McKenney said that all renovations will be completed before anyone moves in. Brady Sullivan, she said, has a strict application process.

Chair O'Meara said that Brady Sullivan has a P & S agreement and expects to complete its due diligence within two months, at which point a final decision will be made. The renovations will take between 12 and 18 months. The area is currently zoned industrial, so the project will probably go before the ZBA to address that. Brady Sullivan has an interest in doing the job properly.

Ms. McKenney said that they plan to preserve the floors and may even try to get back from Vermont the two towers which were removed a while ago.

- d. Ms. Adinolfo asked about 4NH Homes and their property on Pine Acres Road.

Chair O'Meara said that the ZBA recently denied them a Special Exception to construct four duplexes on the property.

V. STAFF UPDATE:

None.

VI. SCHEDULING OF NEXT MEETING:

Chair O'Meara announced that the next Planning Board meeting is scheduled for May 15, 2019 at 6:30 p.m.


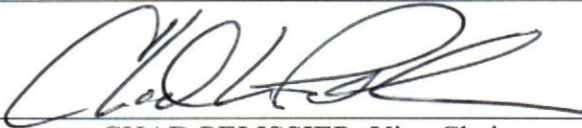


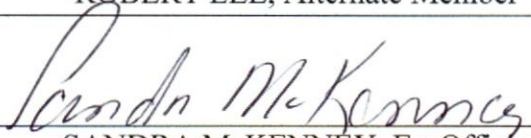
VII. ADJOURNMENT

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

Vote: Diane Adinolfo–Yes, Sandy McKenney–Yes, Mike Frascinella–Yes, and Mike O’Meara–Yes.

Motion passed, and the meeting was adjourned at 6:51 p.m.

Signature Page
April 17, 2019

Approval:	
	5/15/2019
MICHAEL O'MEARA, Chair	DATE
	5/15/19
CHAD PELISSIER, Vice Chair	DATE
	5-15-2019
DIANE ADINOLFO, Member	DATE
	5/15/19
MICHAEL FRASCINELLA, Member	DATE
N/A	
ROBERT LEE, Alternate Member	DATE
	05-15-19
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
	ROBERT LEE, Alternate Member	DATE
	SANDRA McKENNEY, Ex-Officio	DATE

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