

TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275
August 2, 2017

Call to Order.

The Allenstown Planning Board Meeting for August 2, 2017 was called to order by Chair, Mike O'Meara at 6:31 p.m.

Roll Call.

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

Ex-Officio: Ryan Carter

Others Present.

Residents of Allenstown: See below.

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16 School Street
Allenstown, New Hampshire 03275

Meeting Date: 8 / 2 / 2017

Sign-in record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Rob A. Tennis	<i>[Signature]</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gary Anderson	<i>[Signature]</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	G. Anderson Home Top LLC
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Others Present: Shawn Mulholland

Other Public Officials: None

Allenstown Staff: None

OLD BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS

Allenstown Aggregate/Town of Allenstown Lot Line Adjustment—Case #01-2017 Map 106-18 & 19-161 & 169 Granite Street.

Matt Monahan presented the information regarding the Lot Line Adjustment, explaining that the town was under Court Order to complete the adjustment. Following review of the information, conduct of a Public Hearing (no input from members of the public present) and provision for any further discussion, the Chair requested a motion to approve the adjustment.

Motion made by Ryan Carter to accept the application with the following conditions as noted in the CNHRPC memorandum dated July 17, 2017. Motion seconded by Diane Adinolfo.

Vote: Mike O'Meara—yes, Diane Adinolfo—Yes, Mike Frascinella—Yes, Ryan Carter—Yes. Motion carried and the Lot Line Adjustment was approved with the following conditions:

1. Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
2. All waivers granted and conditions of approval need to be on the final plan.

NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.

Conditional Use Permit for Dale Tennis—Case #02-2017.

Mr. Dale Tennis and Mr. Gary Anderson (Home Improvements LLC) jointly presented the application for the Conditional Use Permit for an Accessory Dwelling Unit. Following presentation and review of the information, the Chair requested a motion to determine no Regional Impact regarding the application. Motion made by Diane Adinolfo, seconded by Ryan Carter.

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

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

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

Following the conduct of a Public Hearing (no input from members of the public present) and provision for any further discussion, the Chair requested a motion to approve the Conditional Use Permit as outlined in the application.

Motion made by Ryan Carter to approve the application with the following conditions as noted in the CNHRPC memorandum dated July 24, 2017. Motion seconded by Mike Frascinella.

Vote: Mike O'Meara—yes, Diane Adinolfo—Yes, Mike Frascinella—Yes, Ryan Carter—Yes. Motion carried and the Conditional Use Permit for the Accessory Dwelling Unit was approved with the following conditions:

1. The Accessory Dwelling Unit (ADU) is to be located on a lot that contains no more than one single family dwelling unit.
2. The ADU must be an independent living unit with its own sleeping, cooking, eating, and sanitation facilities.
3. The ADU must have an interior door between it and the principal dwelling unit.
4. The ADU must have adequate water supply and sewage disposal.
5. The ADU must maintain the look and feel of the single family home that it is associated with.
6. The owner(s) of the property must occupy either the single family home or the ADU as a primary dwelling unit.
7. If the ADU is proposed to be larger than 775 square feet in size, the ADU may not exceed one half of the total floor area of the single family dwelling.
8. Notice of Decision to be recorded at the Merrimack County Registry of Deeds.

UNAPPROVED MINUTES:

Review unapproved minutes from the July 19, 2017 meeting.

Motion made by Diane Adinolfo to approve the minutes of the July 19, 2017 meeting. Motion seconded by Ryan Carter.

Vote: Mike O'Meara—yes, Diane Adinolfo—Yes, Mike Frascinella—Yes, Ryan Carter—Yes. Motion carried and the minutes were approved.

IV. CORRESPONDENCE & OTHER BUSINESS:

a. Budget discussion

Discussion regarding expenditures including over-budget items. Shawn Mulholland will provide Chair, Mike O'Meara with details of last year's expenditures so Mike O can review and determine an appropriate budget figure for 2018. Mike will send out budget information to the members of the Planning Board.

August 23, 2017 was decided upon to conduct a Planning Board meeting to review draft language for the 2018 budget for review by the Board.

b. Discussion Regarding State Parcel at Bear Brook

A general discussion was held regarding the potential for the Town of Allenstown to acquire a parcel of state owned land for possible future development. Michael Frascinella presented the results of research he had conducted into a state-owned land parcel off Route 28 that is surrounded by privately owned land. Following discussions between board members and Mr. Mulholland, it was agreed that to move forward, the Select Board would have to be engaged, as it is that board that would need to approve and approach the state regarding any acquisition. Mr. Mulholland suggested that it would be best to outline the idea in writing for Select Board review. Chair O'Meara requested that Mike Frascinella draft a document outlining the proposal, and that the proposal include not only the identification of the land parcel, but also additional factors such as: Proposed use(s), Rezoning considerations, Potential for a Land Swap with the town, Benefit to Allenstown residents, and any other factors as might be beneficial to the town and its residents.

c. Diane Adinolfo raised the potential of approaching the owners of the mill building on Canal Street (referred to locally as the "China Mill") with regard to redeveloping the site for mixed residential / light commercial / retail use. Following a general discussion about the concept, and the difficulty that had been encountered in the past with identifying and gaining access to any "decision/makers" regarding the property (one such individual had been contacted in the past but did not respond to inquiries), there was a general consensus that the present owners were not interested in approaches regarding such development. Based on the information available, and the lack of a clear path forward due to inability to engage the property owners, it was determined to table the discussion at this time.

V. STAFF UPDATE:

None


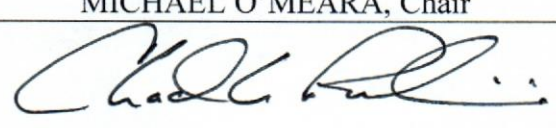
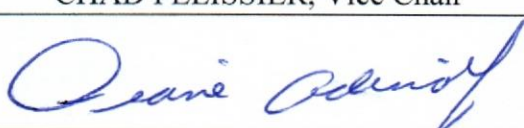
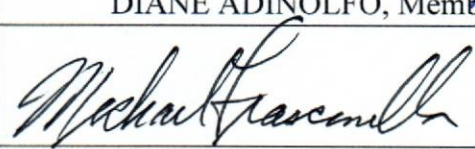
VI. ADJOURN

There being no further business before the board, the Chair requested a motion to adjourn. Motion was made by Diane Adinolfo to adjourn the meeting. Motion seconded by Ryan Carter.

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

Motion carried and meeting was adjourned at 8:21 pm.

Signature Page

Approval:	
	8/20/2017
MICHAEL O'MEARA, Chair	DATE
	8/30/17
CHAD PELISSIER, Vice Chair	DATE
	8/30/17
DIANE ADINOLFO, Member	DATE
	8/30/2017
MICHAEL FRASCINELLA, Alt. Member	DATE
N/A.	
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, Alt. Member	DATE
	RYAN CARTER, Ex-Officio	DATE

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