

TOWN OF ALLENSTOWN
Planning Board
Allenstown Town Hall –16 School Street
Allenstown, New Hampshire 03275
Meeting Minutes
February 01, 2023

Call to Order

The Allenstown Planning Board Meeting of February 01, 2022 was called to order at 6:30 PM by Chair Diane Adinolfo. Chair Adinolfo called for the Pledge of Allegiance.

Roll Call

Present on the Board: Diane Adinolfo, Sandy McKenney, Michael Juranty, Michael Frascinella, Chad Pelissier (Arrived later)

Excused: Matt Monahan, Central New Hampshire Regional Planning Commission

Ex-Officio: Sandy McKenney

Residents of Allenstown: None

Allenstown Staff: Derik Goodine, Town Administrator
Brian Arsenault, Code Enforcement Officer

Others present: Ryan Beaudry*
Kaitlyn Sheridan*

*Both are joining the Planning Board as Alternate Members but have not yet had the opportunity to take their respective Oath of Office.

Mike O'Meara – Volunteer Administration

Public Officials: None

OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

Mr. O'Meara said that they need to initiate a discussion on regulating short term rentals in Allenstown such as Airbnb and VRBO or third-party rentals.

Chair Adinolfo said the Board was provided with information regarding this topic, that is more updated than what was previously reviewed.

Chair Adinolfo explained that this is on the agenda because several weeks ago on Facebook, she was looking at the Town page and came across someone who had an Airbnb in Allenstown. She did not know about this nor any associated ordinances, so she put it on the agenda for discussion.

She said this individual has two units in an apartment building not only in Allenstown but several other towns and believes it is part of an LLC. She would like to know how other Towns have handled this.

Chair Addinolfo suggested doing some research and coming back to the next meeting to discuss it further before it gets too out of control.

Ms. Sheridan said she attended the legal program with regard to short-term rentals. She said as of 2017, it looked like 29 towns out of 234 have short-term rental ordinances, which is less than 13%. Typically, it is Portsmouth, North Conway, Laconia that have more of a tourist draw to them. She said in 2020, they tried to pass a bill with the state for state regulated short-term rentals which died on the table. In 2022, another bill was brought to prohibit the prohibition of short-term rentals statewide and this also died on the table. The rules for short-term rentals are up to the municipality.

Ms. Sheridan said the four ways that it can exist are either 1) special exception or variance; 2) a conditional use permit for the short-term rental; 3) requiring owner occupancy; or 4) regulating short-term rentals to particular zones within a town.

Mr. Frascinella asked what is the real harm with having a short-term rental and do you need to have a special permit to rent an apartment or a special ordinance for 1-30 day rentals. Chair Adinolfo said her concern was largely that LLC's were buying houses that would otherwise be occupied by families. She said they also want to protect homeowners from transient neighbors that are throwing parties several days a week. Mr. Frascinella said they are focusing on bad behavior that may or may not occur.

Mr. Pelissier said there are a few things they can do as a Board but he would hate to prohibit someone from maximizing their ability to make money or stay in their home. The Board discussed different reasons people would want to rent short-term in Allenstown such as for a wedding or to enjoy Bear Brook State Park. It may also help the businesses in the area as well.

Chair Adinolfo said that she would just want to prevent the residents of Allenstown from having to spend their money on a problem that they may not have anticipated.

Mr. Frascinella said they could mitigate the issue by enticing a hotel to build in town. He said Bed and Breakfasts are also popular.

Mr. O'Meara said the Board should look at what, if anything, should Allenstown do to regulate the activities in town rather than prohibit it. His advice would be to research and discuss at the next meeting.

Mr. Arsenault said the noise ordinance would come into play and the parking would be controlled by police. Chair Adinolfo said that parking could be their biggest problem.

Ms. Sheridan said that her materials do not include a full list of towns that have ordinances.

Mr. O'Meara said March 2024 would be the next opportunity to amend any Zoning Board amendments.

The discussion will be tabled until the next meeting on February 15th.

UNAPPROVED MINUTES

• January 4, 2023

Ms. McKenney made a Motion to approve the meeting minutes of January 04, 2023 as written. Mr. Juranty seconded the Motion.

Roll call vote was taken.

Diane Adinolfo- Aye, Sandra McKenney- Aye, Chad Pelissier- Aye, Michael Frascinella- Aye, and Michael Juranty- Aye.

The Motion passed, and the minutes for January 04, 2023 were approved as written.

CORRESPONDENCE & OTHER BUSINESS

- **Onboard and Welcome to Two New Alternate Members to the Planning Board and one new Alternate Member for the ZBA**

Chair Adinolfo said this will be tabled until the next meeting on February 15, 2023.

- **Update from the Chairperson on the January 12, 2023 CHNRPC Full Commissioners Meeting**

Chair Adinolfo said they have quarterly meetings and this one they were able to attend via Zoom. She said she does not have a whole lot to discuss but the presentation was on Natural Resources within the different towns and what areas you have for natural resources and how to protect them. She said they have people from the state that are working for several towns to include this in their Master Plan. The presentation wasn't very detailed but was more of a very high-level overview.

STAFF UPDATE

None.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER UPDATES

Mr. Arsenaault said the last time the Board met; they discussed the quarry across from the gas station which was going to auction. He said it was canceled and that typically happens when a potential buyer sees that it is going up for auction and realizes that the current owner is losing out on equity. Then it becomes a private sale. Another possible scenario is that the current owner came up with the money and went to the bank.

Mr. Frascinella said he called McGuiness Auctioneers who was handling the auction and asked why the auction had been rescheduled to March 28th. They said it was rescheduled because no one put up \$50,000 for a deposit before the bid started. He said the auction will be held at the Hooksett Gravel Pit across from the Liquor Store. Mr. Frascinella said that something may still be in the works, and someone may be making a deal with the current owners.

SCHEDULING OF NEXT MEETING

Mr. O'Meara said the next meeting is scheduled for February 15, 2023.

Chair Adinolfo asked if Mr. O'Meara had spoken to Matt Monahan about getting some training. He said yes and that Mr. Monahan from Central NH Regional Planning Commission is working on putting together a presentation on the planning process for the next meeting. Chair Adinolfo said that she was going to extend the training to the Zoning Board as well.

Mr. O'Meara said that he is also going to forward training information on Navigating the Land Use Handbook and would encourage everyone to take the time to attend.

ADJOURN

Ms. McKenney made a Motion to adjourn. Mr. Juranty seconded the Motion.




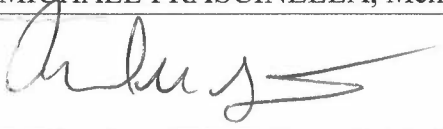
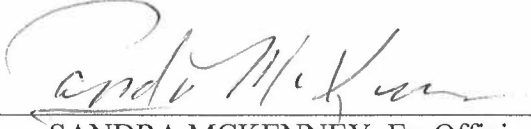
Roll call vote was taken.

Roll call vote was taken.

Diane Adinolfo- Aye, Sandra McKenney- Aye, Chad Pelissier- Aye, Michael Frascinella- Aye, and Michael Juranty- Aye.

The Motion passed and the meeting was adjourned at 7:15 PM.

SIGNATURE PAGE
Allenstown Planning Board
February 01, 2023

Approval:	
	2-15-23
DIANE ADINOLFO, Chair	DATE
	2/15/23
CHAD PELISSIER, Vice Chair	DATE
	2/15/23
MICHAEL FRASCINELLA, Member	DATE
	2/15/23
MICHAEL JURANTY, Member	DATE
N/A	N/A
N/A, Alternate Member	DATE
N/A	N/A
N/A, Alternate Member	DATE
	02-15-23
SANDRA MCKENNEY, Ex-Officio	DATE

SIGNATURE PAGE
Planning Board
February 01, 2023

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	DIANE ADINOLFO, Chair	DATE
	CHAD PELISSIER, Vice Chair	DATE
	MICHAEL FRASCINELLA, Member	DATE
	MICHAEL JURANTY, Member	DATE
	N/A Alternate Member	DATE
	N/A Alternate Member	DATE
	SANDRA McKENNEY, Ex-Officio	DATE