

TOWN OF ALLENSTOWN
Planning Board
Allenstown Town Hall –16 School Street
Allenstown, New Hampshire 03275
Meeting Minutes
July 06, 2022

Call to Order and Pledge of Allegiance

The Allenstown Planning Board Meeting of July 06, 2022 was called to order at 6:33pm by Chair Diane Adinolfo. Chair Adinolfo called for the Pledge of Allegiance.

Present on the Board: Diane Adinolfo, Sandy McKenney, Mike Frascinella

Excused: Matt Monahan

Ex-Officio: Sandy McKenney

Residents of Allenstown: None

Allenstown Staff: Derik Goodine – Town Administrator
Brian Arsenault, Code Enforcement Officer (remote & alone)

Others present: Mike O'Meara – Volunteer Administration

Public Officials: None

OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- Mr. Frascinella said that he noticed by River Road, that Eversource is starting to put up brackets and messenger wire for the power lines. Ms. Adinolfo said they are starting to bring that phase 3 power down River Road.

UNAPPROVED MINUTES

- **May 18, 2022**

Ms. McKenney made a Motion to approve the meeting minutes of May 18, 2022 as amended. Mr. Frascinella seconded the Motion.

Roll call vote was taken.

Diane Adinolfo- Aye, Sandy McKenney- Aye, and Michael Frascinella- Aye.

The Motion passed, and the minutes for May 18, 2022 were approved as amended.

CORRESPONDENCE & OTHER BUSINESS

- **Mention Only- Town of Pembroke Abutter Notification:**

Major Site Plan Application #22-101, Keystone Pembroke, LLC, owner of Tax Map 634, Lot 23 located at 42 Whittemore Road proposes a 62-unit multi-family townhouse development to be served by town water, town sewer, and private roadway network.

Mr. O'Meara said the above is just for mention as they were not able to have a Planning Board meeting prior to the Pembroke public hearing.

He passed around the Pembroke notification letter to the Board which included a map and he put it on the screen for display.

Ms. Adinolfo asked if this was Section 8 Housing. Mr. O'Meara said they didn't say.

Mr. Frascinella said it looks like it's down to the further end of Whittemore Road.

Mr. O'Meara said the Town of Pembroke public hearing was June 28th.

- **Town of Goffstown Abutter Notifications**

Mr. O'Meara said they received notification from the Town of Goffstown Police Department dated June 30, 2022 to erect a 105.5 ft. public safety and telecommunication tower to be located at their station and the fire department.

He said going hand in hand with that is a notification from the Goffstown Fire Department to construct a 150 ft. fire and police public safety telecommunication tower to be located at the Goffstown Fire Station.

He said these notifications were issued to abutters within a 20-mile radius from the Town of Goffstown.

No one on the Planning Board expressed any concerns with the proposals.

STAFF UPDATE

- Chair Adinolfo said she would like to talk with George Lemire who previously expressed that his wife might be interested in joining the Planning Board. Mr. O'Meara said they did have training classes and material they can share with her, even if she wants to be an alternate.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER UPDATES

- Regarding the New Middle School, Mr. Arsenault said there was a meeting held last Thursday that without going into great detail, all of the engineering firms and design personnel are all happy, but there is really no activity on site or excavating machines on site. He said they seem to be okay with that.

Ms. McKenney asked if the Senior Living facility was still working out details with the State. Mr. Arsenault said yes.

Mr. Arsenault said he inspected all the units for the China Mill project that are along Canal Street.

He said he would like to give another tour.

PHASED DEVELOPMENT

- Mr. O'Meara said it is not on the agenda, but he would like to introduce this topic to the Planning Board for their input and discussion. He said in front of them, there was a packet that contains the RSAs in NH for Planning Boards to implement Phase Development under a municipality. He said that he also included a Phase Development Ordinance from the Town of Rindge, NH as an example.

He said with regard to p. 2 of the handout, Phase Development is "usually for a large-scale project in which construction of public or private improvements proceeds in stages on a schedule over a period of years established in the subdivision or site plan approved by the Planning Board. In a phased development, the issuance of building permits in each phase is solely dependent on the completion of the prior phase and satisfaction of other conditions on the schedule approved by the planning board." He said for example, if somebody bought 100 acres in Town and they want to put 250 homes on it, if they are built immediately, it could negatively impact the Town's ability to provide services including sewer, power, water, fire, police, emergency, schools, etc. So phased development is designed to allow the Town's to address this by phasing it in over a period of time.

Mr. O'Meara said the appropriate place for this ordinance would be in the subdivision regulations. He said the Planning Board could lay out the phases and timing in the approval process.

Mr. Arsenault said he did have a conversation with someone who mentioned that he created this in Litchfield. He said he agrees with the concept and suggests that the Board act on this proposal. Chair Adinolfo agreed. She said they should look closely at the wording.

Mr. O'Meara said the concept is that the Planning Board would give authorization to move forward with the development of wording for the proposal, which would come back before the Board at a later date for review/revision, and then approval.

SCHEDULING OF NEXT MEETING

The next meeting will be July 20, 2022 at 6:30 pm in Town Hall.

ADJOURN



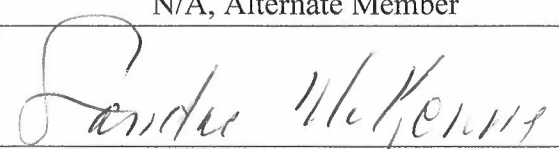
Ms. McKenney made a Motion to adjourn. Mr. Frascinella seconded the Motion.

Roll call vote was taken.

Diane Adinolfo- Aye, Sandy McKenney- Aye, and Michael Frascinella- Aye.

The Motion passed, and the meeting was adjourned at 6:59 pm.

SIGNATURE PAGE
Allenstown Planning Board
July 06, 2022

Approval:	
	20 Jul 22
DIANE ADINOLFO, Chair	DATE
EXCUSED	N/A
CHAD PELISSIER, Vice Chair	DATE
	July 20, 2022
MICHAEL FRASCINELLA, Member	N/A DATE
N/A	N/A
N/A, Member	DATE
N/A	N/A
N/A, Alternate Member	DATE
	07-20-22
SANDRA MCKENNEY, Ex-Officio	N/A DATE

SIGNATURE PAGE
Planning Board
July 06, 2022

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