

TOWN OF ALLENSTOWN
Planning Board
Allenstown Town Hall –16 School Street
Allenstown, New Hampshire 03275
Meeting Minutes
October 19, 2022

Call to Order & Pledge of Allegiance

The Allenstown Planning Board Meeting of October 19, 2022 was called to order by Chair Diane Adinolfo at 6:33 PM. Chair Adinolfo called for the Pledge of Allegiance.

Roll Call

Present on the Board: Diane Adinolfo, Mike Frascinella, Sandy McKenney, Chad Pelissier (remote & alone)

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 (remote & alone)

Others present: Matt Soros, SpareBox Storage (remote & alone)
Mike O'Meara – Volunteer Administration (remote & alone)

Public Officials: None

OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

None.

UNAPPROVED MINUTES

• **September 21, 2022**

Ms. McKenney made a Motion to approve the meeting minutes of September 21, 2022 as written. Mr. Frascinella seconded the Motion.

Roll Call vote was taken

Sandy McKenney- Aye, Diane Adinolfo- Aye, Michael Frascinella- Aye, Chad Pelissier- Abstain.

The Motion passed, and the minutes for September 21, 2022 were approved as written.

CORRESPONDENCE & OTHER BUSINESS

- **Update on Hillsbrook Village (Optimus Senior Living) MOU- review feedback and suggestion from town attorney**

Mr. O'Meara said the Memorandum of Understanding was provided to Town Counsel for review and feedback. Currently, Town Counsel has no comments to make on the MOU and is okay with it as written. She did have a suggestion to modify the original Notice of Decision to include a new section H.

He said the original NOD for Case No. 06-2020 was issued in August of 2020. He said he updated the date to October 19, 2022. He also updated the property address to 2 Chester Turnpike in Allenstown (formerly listed as 15 Pinewood Road). There were no updates in the first paragraph. The second paragraph just stated that there was an update to the property location with the additional condition 5-H to reference the MOU.

Section 5H mentions that the MOU of October 19, 2022 is incorporated by reference into these conditions of approval to explain the presence of independent living units on the 3rd and 4th floors and the Memorandum of Understanding shall be recorded at the Merrimack County Registry of Deeds. He said that Counsel suggests that since there are no material changes to the NOD, and if the Board is agreeable to this, then the MOU and NOD will both be recorded at the Registry of Deeds.

Mr. Arsenault said he would add an (s) to floor. He said he would like to add formerly known as 15 Pinewood Road. Mr. O'Meara said that was not the suggested change by the Attorney.

Ms. McKenney made a Motion to approve the proposed changes as reviewed with Mr. O'Meara to Case # 06-2020, property located at 2 Chester Turnpike. Mr. Frascinella seconded the Motion.

Roll Call vote was taken

Sandy McKenney- Aye, Diane Adinolfo- Aye, Michael Frascinella- Aye, Chad Pelissier- Abstain.

The Motion passed and the updated NOD for Case # 06-2020 was approved as written.

STAFF UPDATE

None.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER UPDATES

- **Updates to the Planning Board if any**

15 Chester Turnpike

Mr. Arsenault said the meeting minutes were just forwarded to the legal staff regarding 15 Chester Turnpike (SpareBox). He said that he did not know they were going to chime in tonight, but they are present. He said they provided documents to him and legal staff for SpareBox and submitted all the information that will be presented at the next Planning Board meeting on November 2, 2022.

He said before they go to the Planning Board, he wanted to ask the Board how they felt about something. The original Notice of Decision reflected a Conditional Use Permit of no regulated substances of more than 5 gallons. He said through this discovery of SpareBox trying to make everything right so that he can sign off on whether or not the parcel complies with zoning for refinancing, it was determined that the lease agreement did not note that issue to the renters of each one of those units. He said that the lease agreement now moving forward *not only states the chemical for regulated substances, but what the chemicals are in (antifreeze, gasoline, etc).*

Mr. Arsenault said they sent a letter to all of the renters, but he has not heard that anyone came forward saying that they had these chemicals in their units. He was wondering if the Board was okay with this moving forward.

Mr. O'Meara wanted to point out that there was a Conditional Use Permit and Notice of Decision issued on May 31, 2018 and the Conditions of Approval were that the Conditional Use Permit was not valid if the Site Plan for Case No. 03-2018 was not approved. And the second condition on the CUP/NOD was that nowhere shall substances of more than 5 gallons be stored on site. Based on what Brian Arsenault has said, he does not think the Board knows at this point whether there are any regulated substances of more than 5 gallons on the site, and if there are, that would not be in compliance with the Conditional Use Permit. *Ms. Adinolfo is in agreement.*

She said she would like to see a copy of their new agreement at the next meeting, as well as the status of sending the agreement to new renters. She asked if the Fire Department was aware of this.

Ms. Adinolfo said she would like to consult with the Fire Chief and figure out what type of objective evidence they would like to see to honor the Notice of Decision.

Mr. Saros spoke on behalf of SpareBox and would like to resolve this matter quickly.

Mr. O'Meara said the Board is not ready to look at this, nor do they have the information in front of them to make an objective decision. He would like to invite them to the November 2, 2022 meeting to discuss further.

New Planning Board Members

Mr. Goodine said that he put out on the internet the need for more Planning Board members, and he has already received emails of interest.

SCHEDULING OF NEXT MEETING

Mr. O'Meara said the next meeting is scheduled for November 2, 2022.

ADJOURN

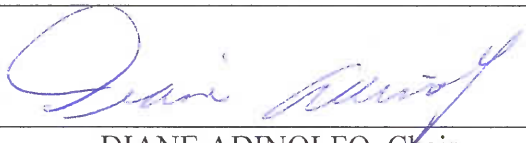

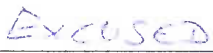

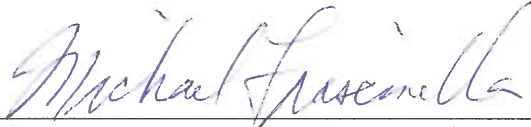

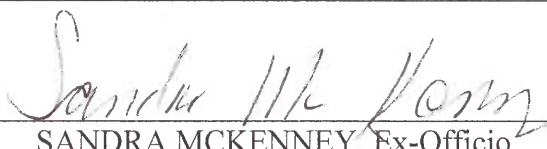

Ms. McKenney made a Motion to adjourn. Mr. Frascinella seconded the Motion.

Roll Call vote was taken:

Sandy McKenney- Aye, Diane Adinolfo- Aye, Michael Frascinella- Aye, Chad Pelissier- Abstain.

The Motion passed, and the meeting was adjourned at 6:56 pm.

SIGNATURE PAGE
Allenstown Planning Board
October 19, 2022

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

SIGNATURE PAGE
Planning Board
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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