

Application Number: _____
Amount of Fee Paid: _____
Date Filed: _____

Town of Allenstown, NH
16 School Street
Allenstown, NH 03275
485-4276, Fax 485-8669

**Planning Board
Conditional Use Permit Application Form**

***ALL APPLICATIONS ARE TO BE COMPLETED ONLINE AT ALLENSTOWNNH.GOV AND ANY ADDITIONAL ITEMS SUBMITTED ELECTRONICALLY TO PLANNING@ALLENSTOWNNH.GOV**

1. Owner's Name: Allenstown Aggregate
Mailing Address/Street Number: 603 Old Mammoth Rd
City & State: Londonderry NH 03053 Telephone: () 609-6114

2. Agent's Name (if applicable): _____
Mailing Address/Street Number: _____
City & State: _____ Telephone: () _____

3. Type of Conditional Use Permit Requested (please check):
- i. Outdoor Flea Market in accordance with requirements of Article 1120 of the Allenstown Zoning Ordinance
 - ii. Groundwater Protection Ordinance in accordance with the requirements of Article XXIV of the Allenstown Zoning Ordinance
 - iii. Residential Accessory Use to Primary Commercial Use in accordance with the requirements of Article 1123 of the Allenstown Zoning Ordinance.
 - iv. Accessory Dwelling Units in accordance with the requirements of Article 1124 of the Allenstown Zoning Ordinance.

v. Manufactured Home Park in accordance with the requirements of Article 1702 of the Allentown Zoning Ordinance.

vi. Suncook Infill Conditional Use Permit in accordance with Article XXIII of the Allentown Zoning Ordinance.

vii. Mill Redevelopment in accordance with Article XXIII and Section 2307 of the Allentown Zoning Ordinance.

→ viii. Other (specify Article name and number): Article XXV Section V.D.7
Stormwater Management Ordinance

NOTE: CONDITIONAL USE PERMIT FOR AN ADULT BUSINESS MUST USE ANOTHER APPLICATION FORM

4. For the property being developed, complete the following:

Street Address: 169 Granite Street

Abutting Streets: _____

Gross Floor Area: 12,800 Existing: - Proposed: 12,800

Assessor's Map/Block/Lot(s): B 106-18-1

Project Area: Acres 5.00 (or) Square Feet 217,800

5. Briefly described the proposed use of the property and the conditional use requested.

Please attach supporting justification for the requested conditional use permit – reference each of the required criteria as outlined in the relevant zoning ordinance article as listed above under “Type of Conditional Use Permit Requested.”

Proposed use is 12,800 SF commercial multi-tenant building.
See attached for Condition Use permit request and justification

6. Indicate the name, profession and telephone number of each professional involved (if any) in the preparation of the application or its components:

Name: Jeffrey Bord Profession: Engineer Phone: (610) 219-0194

Name: _____ Profession: _____ Phone: () _____

Name: _____ Profession: _____ Phone: () _____

7. Existing Zoning District(s): OSF - Open Space & Farming
Overlay Districts: Groundwater Protection District

8. Application Fee: Please contact the Planning Department to obtain the latest application fee schedule. An application fee is submitted herewith in the amount of \$: _____

9. Endorsement: I hereby request that the Town of Allenstown Planning Board review this application for a Conditional Use Permit, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Site Plan or Subdivision Regulations, as applicable of the Town of Allenstown Planning Board.

10. Plans or Sketch of the Proposal: All applications shall include a visual depiction, plan, or other rendering of the proposed request.

11. Narrative Addressing the Conditional Use Permit Criteria: The Allenstown Zoning Ordinance specifies the specific required criteria that must be met for the Planning Board to grant a Conditional Use Permit. Applicants shall refer to the relevant Zoning Ordinance Section indicated in Item 3 above, and, shall attach a narrative that demonstrates compliance with each requirement for the Conditional Use Permit that is sought. Failure to provide a detailed narrative addressing the relevant criteria that pertains to the Conditional Use Permit being sought shall result in the application being deemed incomplete.

12. For applications for a Conditional Use Permit under Article XXIII and/or Section 2307. The project narrative must also address the following:

- a. All applications must demonstrate that standards A, B, and C are met (see 2306.A in the Zoning Ordinance).
- b. That standards D, E, F, G, and H have also been met by all applications (see 2306 in the Zoning Ordinance).
- c. That standards I, J, K, L, and M have been met for all applications seeking a Conditional Use Permit but not a Site Plan.
- d. That a Site Plan application is also pending for those applications not addressing standards I, J, K, L, and M.
- e. That applications for mill redevelopment also address the requirements described in 2307.A, B, and C.

Allentown Associates LLC
Signature of Property Owner

Date *10/13/20*

Agent Signature (if any)

Date

RJB ENGINEERING, LLC
2 Glendale Road
Concord, NH 03301
Ph. 603-219-0194

October 08, 2020

Town of Allenstown
Planning Board
16 School Street
Allenstown, NH 03275

Conditional Use Permit
169 Granite Street
Map 18, Lot 18-1

Article XXV Section V.D.7. – This section requires that the post-development total runoff volume shall be equal to 90 to 110 percent of the pre-development total runoff volume (based on a two-year, 10-year, 25-year, and 50-year, 24-hour storms).

We are seeking relief from this requirement to allow an increase in the stormwater runoff volume to 116% for the 2-year, 133% for the 10-year, 138% for the 25-year, and 137% for the 50-year storm event. This relief is necessary since the soils are a hydrologic soil group C with a low infiltration rate and a high-water table and are not conducive to infiltration. Stormwater flows are otherwise being detained and treated so that post-development flow rates are less than pre-development flow rates meeting Town requirements. The post-development volumes are within a reasonable tolerance. It is our understanding that this is request has been reviewed and is supported by the Town's Engineer.