

# Central New Hampshire Regional Planning Commission

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## STATUS MEMORANDUM

**DATE:** APRIL 9, 2020

**TO:** ALLENSTOWN PLANNING BOARD

**FROM:** MATT MONAHAN, CNHRPC

**SUBJECT:** ALLENSTOWN SELF STORAGE #01-2020

The applicant, Randy Perin, submitted an application for Map 409 Lot 15-1 and totaling 2.2 +/- acres on land owned by the same for the purpose of adding an additional metal storage building that will also contain office space. The site is located at 286 Pinewood Road, within the Industrial Zoning District and the Groundwater Protection Overlay District. The current use on the site is self-storage with three existing storage buildings. Nearby or abutting uses to the site include Industrial. Complete Coverage Wood Priming is located north of the site and Catamount Hill Coop is across the street.

### I. Status:

- Overall: Project accepted as complete, waivers granted, and public hearing opened on March 4, 2020 and continued to March 18, then April 16, 2020. Need final engineering comments to determine if the plan complies with the stormwater ordinance. Conditional Use Permit for stormwater and the site plan application need to be voted on. NHDES Permit received, final memo from Town Engineer received, applicant submitted SWPPP, per engineer comments.
- Regional Impact (DRI):  
Proposal deemed as not having a regional impact by a vote of the Board on March 4, 2020.
- Waivers:  
Waivers Granted by the Board on March 4, 2020 included:
  - Section 6.01.a (Checklist Item 20) for wetland delineation.
  - Section 6.01.1 (Checklist Item 32) for a lighting plan.
  - Section 6.02.e, 4.01.c.6, 7.01.a and 7.01.b (Checklist Item 49) for landscaping.
- Conditions of Approval: Potential conditions of approval could include the following items:
  - Compliance with any recommended changes made by the Town's engineer following their review.
  - Revise note 24 on sheet 1 regarding the dumpster, to instead indicate that there shall be no trash disposal by patrons on site.

- Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
- All waivers granted and conditions of approval need to be on the final plan.
- Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format.
- Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
- Any other conditions sought by the Board.

II. Open Items & Actions:

- Reopen public hearing.
- Review memo from Town's Engineer.
- Consider motions to approve or conditionally approve the site plan and the Conditional Use Permit.

III. Other Issues:

No issues identified at this time, subject to the review of the Planning Board.

IV. Technical Review Committee Concerns:

- Present at TRC: Allenstown Fire Department, CNHRPC Planner, Planning Board Chair, Applicant, Applicant's Engineer. Other Departments indicated "no comment" on the application via email.
- Applicant indicated that they will be adding a new storage building that will also contain a new office. Old office will be abandoned.
- Fire Department asked if the new building would be inside the fence; Applicant indicated that it would not. Fire Department had no issue with this.
- Applicant indicated that the building would be of the same material and storage would be similar to what is stored in the other buildings. Fire Department had no issue with this.
- Fire Department had no issue with flow and access around the site.

V. Abutter Concerns:

No issues identified at this time, subject to the review of the Planning Board.