

Central New Hampshire Regional Planning Commission

28 Commercial Street ❖ Concord, NH 03301

Telephone: (603) 226-6020 ❖ Fax: (603) 226-6023 ❖ www.cnhrpc.org



October 2, 2018

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

Re: Development of Regional Impact
“Holiday Acres Mobile Home Park”
Lot Consolidation and Lot Line Adjustment

Dear Board Members,

We have reviewed the proposed Lot Line Consolidation and Lot Line Adjustment submitted for the Holiday Acres Mobile Home Park, Case # 09-2018 which is wholly contained in the Town of Allenstown, but directly abuts the Town of Hooksett. The Notice of Determination of Regional Impact notice was received on October 2, 2018.

The property under consideration also abuts the Bear Brook State Park and privately held conservation properties in both Hooksett and Allenstown.

As you know, RSA Chapter 36:54-58 deals with the review of Developments of Regional Impact. Section 36:55 lists a series of characteristics that “could reasonably be expected to impact on a neighboring municipality.” These factors include, but are not limited to, the following:

- I. Relative size or number of dwelling units as compared with the existing stock.
- II. Proximity to the borders of a neighboring community.
- III. Transportation networks.
- IV. Anticipated emissions such as light, noise, smoke, odors, or particles.
- V. Proximity to aquifers or surface waters which transcend municipal boundaries.
- VI. Shared facilities such as schools or solid waste disposal facilities.

Of the listed criteria above only item (II), proximity to the borders of a neighboring community, is applicable since the proposed Lot Consolidation and Lot Line Adjustment does not allow for the construction of any additional development.

This application does not result in adverse impacts to either the Town of Hooksett or the Central New Hampshire Region as a whole.

Future development on the 199.84 acre vacant parcel may generate impacts of regional significance which would then require additional review and comment.

Thank you for the opportunity to comment on this application.

Sincerely,

Stephen Henninger, AICP
Project Planner CNHRPC

ssomers@dtclawyers.com
mtardiff@cnhrpc.org
SJP Inspections <steven@sjpinspect.com>
planning@allentownnh.gov
hes@holdenengineering.com
mmonahan@cnhrpc.org