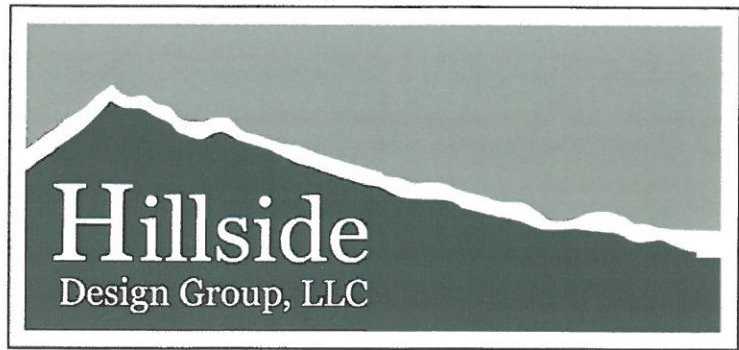


Letter of Transmittal



To:

_____ Town of Allenstown

_____ Zoning Board of

_____ Adjustments

_____ 16 School Street

_____ Allenstown, NH 03275

CC:

From: Hillside Design Group, LLC

_____ Matthew J. Peterson

Date: May 14, 2019

Project #: 2018 -1115-1

Re: Pine Acres Subdivision

_____ Tax Map 102; Lot 8

_____ Allenstown, New Hampshire

We are sending the following:

Prints Shop Drawings Displays

Plans Specifications Photographs

Reports _____

Correspondence

The enclosed are being transmitted:

Approved per notes For your use As requested

For approval For your review & comments Forbid(s) due

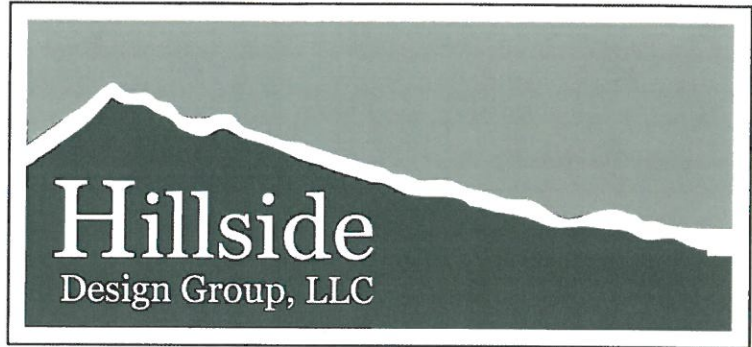
Returned for correction _____

No.	Date	Copies	Description
1	5-14-19	1	Application for a Special Exception.
2	5-14-19	1	Abutter Fee (TBD), Newspaper Fee (TBD)
3	5-14-19	1	Cover Letter.
4	5-14-19	1	ZBA Exhibit/Subdivision plan.
5	5-14-19	1	Tax Map Exhibit

Remarks: Please contact Matthew Peterson at (603) 496-3684 if you have any questions or require additional information.

May 14, 2019

Town of Allenstown
Zoning Board of Adjustments
16 School Street
Allenstown, New Hampshire 03275



**Re: Special Exception Cover Letter – Pine Acres Subdivision
Tax Map 102; Lot 8
Allenstown, New Hampshire 03275
HDG Project # 2018-1115-1**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for Special Exception from the Allenstown Zoning Board. The property is located off Pine Acres Road and NH Route 28 and is approximately 26 acres. The Special Exception requested is from **Article VII: Residential Zone; Section 702.e Exceptions**; to allow the applicant to construct 1 – Two Family Dwellings on the future Lot 102/8, as shown on submitted potential subdivision plan. The included documents outline the applicants request for the Special Exception. All required information has been included within the submittal package. HDG will be present to further discuss the Special Exception at the scheduled hearing

Enclosed is the following material for your review and approval:

1. Application for a Special Exception.
2. Application fee:

Total Fee Submitted:

Newspaper Fee:

= STBD

Abutters TBD @ 6.80 per Fee:

= STBD

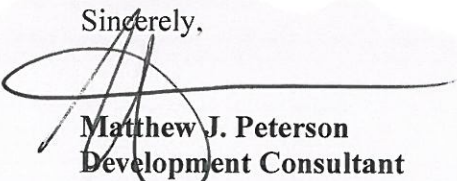
Total Fee:

= STBD

3. Cover Letter & ZBA Exhibit Plan.
4. Tax Map Exhibit.

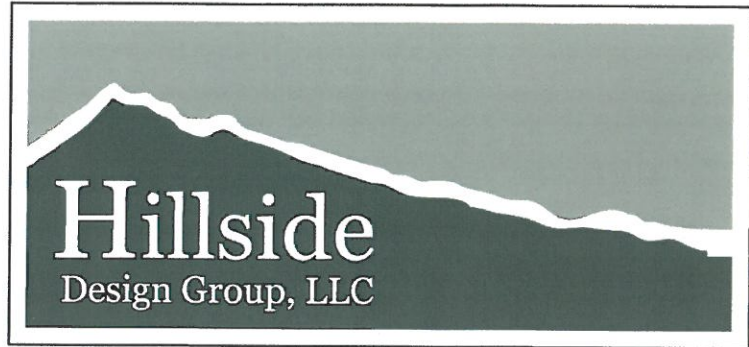
If you have any questions or comments please contact me at (603) 496-3684.

Sincerely,


**Matthew J. Peterson
Development Consultant
Hillside Design Group, LLC
746 D.W. Highway, Unit B
Merrimack, NH 03054**

May 14, 2019

Town of Allenstown
Zoning Board of Adjustment
16 School Street
Allenstown, New Hampshire 03275



**Re: Special Exception Cover Letter – Pine Acres Subdivision
Tax Map 102; Lot 85
Allenstown, New Hampshire 03275
HDG Project # 2018-0911-1**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for Special Exception from the Allenstown Zoning Board. The future property is located off Pine Acres Road and will be approximately 26 acres. The Special Exception requested is from **Article VII: Residential Zone; Section 702.e Exceptions**; to allow the applicant to construct 1 – Two Family Dwellings on the approximate 26 acre parcel shown as Lot 102-8 on the submitted exhibit plan. The included documents outline the applicants request for the Special Exception. All required information has been included within the submittal package. HDG will be present to further discuss the special exception at the scheduled hearing.

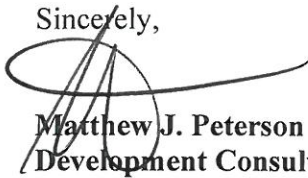
The following is a breakdown of the 9 conditions for the special exception:

1. *No hazard to the public or adjacent property on account of potential fire, explosion, toxic materials or hazardous activity:* **The applicant is proposing the construction of 1 – Two Family Dwellings on a 26 acres parcel facing N.H. Route 28 which we feel doesn't create any hazard to the pubic or adjacent properties on account of potential fire, explosion, toxic materials or hazardous activity.**
2. *No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood due to the location or scale of buildings and other structures, parking areas, access ways, odor, smoke, gas, dust, or other pollutants, noise, glare, heat, vibration or unsightly outdoor storage of equipment, vehicles or other materials:* **Currently Pine Acres Road has 7 single family homes along the west side of the town roadway, the applicant would like to propose 1 – Two Family Dwellings facing N.H. Route 28 with its access via Pine Acre Road per a previous variance request. The applicant believes based on previous discussion with the board and hearing abutter concerns that this proposed request at its proposed location would not have any detriment to property values in the vicinity or change the essential characteristics of the neighborhood which has many mixed uses throughout the development.**
3. *No creation of a traffic safety hazard or unmitigated substantial increase in the level of traffic congestion in the vicinity:* **The proposed lot is allowed a single family home and by allowing the applicant to build a two family unit instead of a single unit would not create any traffic safety hazards or unmitigated increase in level of traffic in the area.**

4. *No excess demand on municipal services including but not limited to water, sewer, waste disposal, police and fire protection and schools:* **The applicant is proposing a use that is allowed by special exception and we don't feel that this use would increase the demand on any municipal services.**
5. *No significant increase of storm water runoff on to adjacent properties or public ways:* **The subject property drains away from Pine Acres Roadway and NH Route 28 and towards a wetland on site which then drains into the Suncook River, so there would be no significant increase of storm water runoff to adjacent property, see enclosed exhibit with existing contours.**
6. *In an appropriate location for the proposed use:* **The use is allowed via a special exception and the applicant believes 1- Two Family dwellings on an approx. 26 acre parcel facing NH route 28 is an appropriate location.**
7. *No adverse effect on the health and safety of residents and others in the area and the proposed use shall not be detrimental to the use or development of adjacent or neighboring properties:* **The proposed use of 1 – Two Family Dwellings compared to a Single-Family Home should not cause any adverse effect on health and safety of residents in the area.**
8. *In the public interest and in the spirit of the ordinance:* **The use is allowed via a special exception and this request adds a small amount of diversity in the home buyer's market that the applicant believes is within the spirit of the ordinance.**
9. *Requirements set forth in the ordinance for the particular use permitted by special exception:* **Under Section 702.e the applicant is allowed to request a special exception for this use.**

If you have any questions or comments please contact me at (603) 496-3684.

Sincerely,



**Matthew J. Peterson
Development Consultant
Hillside Design Group, LLC
746 D.W. Highway, Unit B
Merrimack, NH 03054**



Zoning Board of Adjustment

Town of Allenstown

16 School Street

Allenstown, NH 03275

Tel: (603)-485-9202 x2

planning@allenstownnh.gov

APPLICATION FOR SPECIAL EXCEPTION

The undersigned hereby request a special exception as provided in Article VII Section 702.e of the Zoning Ordinance. The following nine (9) conditions per Article 4 Section 405 of the Zoning Ordinance must be met in the positive to warrant the granting of a special exception:

1. No hazard to the public or adjacent property on account of potential fire, explosion, toxic materials or hazardous activity: _____

See enclosed Letter

2. No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood due to the location or scale of buildings and other structures, parking areas, access ways, odor, smoke, gas, dust or other pollutants, noise, glare, heat, vibration or unsightly outdoor storage of equipment, vehicles or other materials: _____

See enclosed Letter

3. No creation of a traffic safety hazard or unmitigated substantial increase in the level of traffic congestion in the vicinity: _____

See enclosed Letter

4. No excess demand on municipal services including but not limited to water, sewer, waste disposal, police and fire protection and schools: _____

See enclosed Letter

5. No significant increase of storm water run off on to adjacent properties or public ways: _____

See enclosed Letter

6. In an appropriate location for the proposed use: _____

See enclosed Letter

7. No adverse effect on the health and safety of residents and others in the are and the proposed use shall not be detrimental to the use or development of adjacent or neighboring properties:

see enclosed Letter

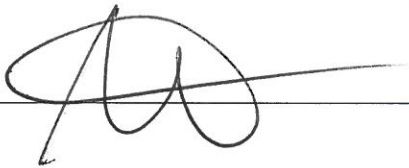
8. In the public interest and in the spirit of the ordinance: _____

See enclosed Letter

9. Requirements set forth in the ordinance for the particular use permitted by special exception:

See enclosed Letter

Signed: _____



Date: _____

5/22/19



LOCUS MAP
NOT TO SCALE

- SOILS LEGEND:**
- 8B - ADAMANT, MINKBET FINE SANDY LOAM 3-4%
 - WELL DRAINED N.H.D.E.S. GROUP 2
 - 31A - MARI-PINE SAND 0-8%
 - POORLY DRAINED N.H.D.E.S. GROUP 5
 - 61B - MINKBET FINE SANDY LOAM 0-3%
 - MODERATELY DRAINED N.H.D.E.S. GROUP 3
 - 2A - SINCOK LOAMY FINE SAND 0-3%
 - MODERATELY DRAINED N.H.D.E.S. GROUP 1
 - 6A - SANDY DRAINED N.H.D.E.S. GROUP 1
 - VERY POORLY DRAINED N.H.D.E.S. GROUP 6

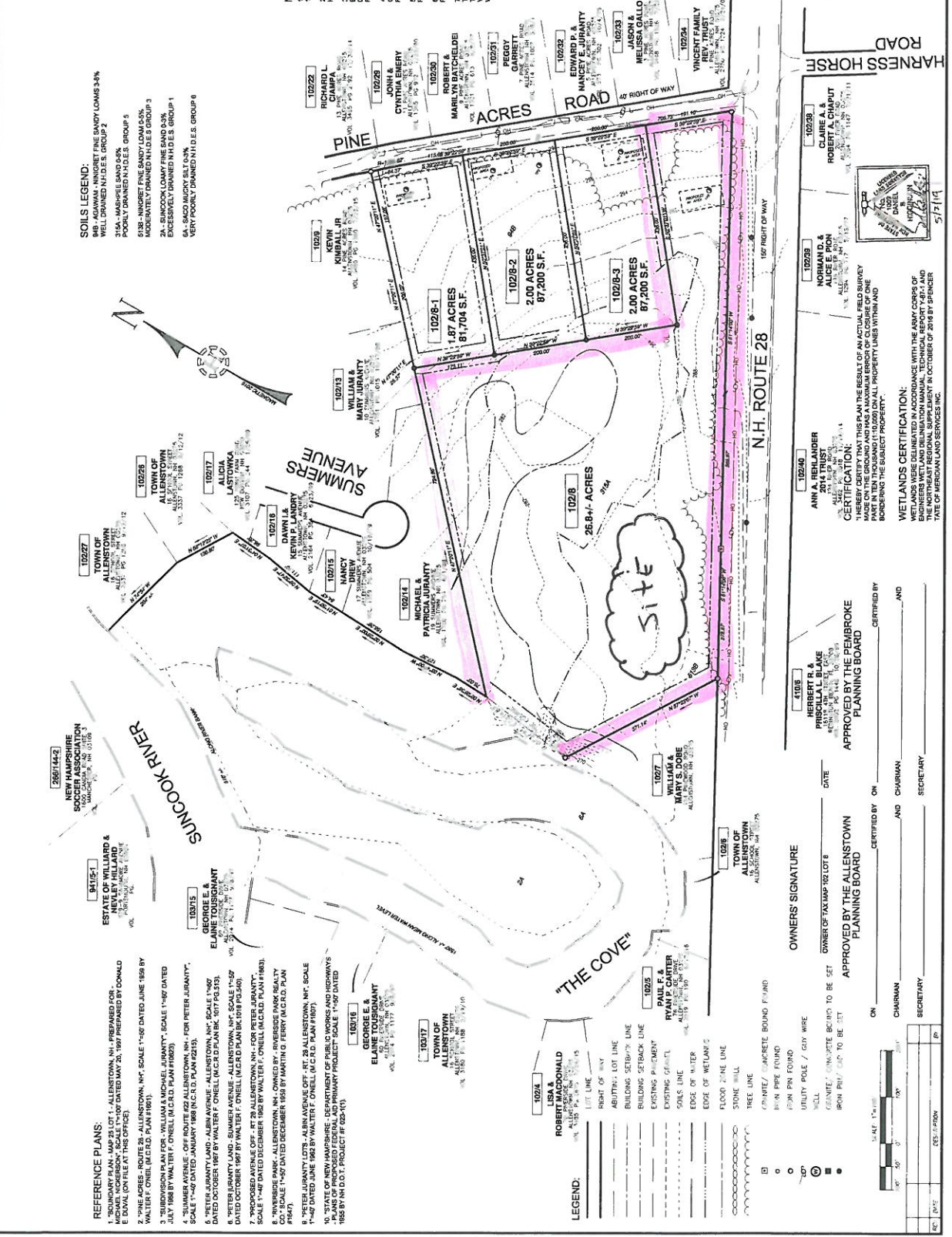
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A FOUR LOT SUBDIVISION OF TAX MAP 102 LOT 8.
 - THE OWNER OF RECORD OF TAX MAP 102 LOT 8 AND HOMES, LLC HAS REQUESTED THAT THE TOWN OF ALLENSTOWN PERFORM A FIELD SURVEY TO DETERMINE THE BOUNDARY INFORMATION IS PER A FIELD SURVEY PERFORMED BY THE OFFICE DURING THE MONTH OF OCTOBER 2016. HORIZONTAL INFORMATION IS PER THIS SURVEY.
 - THIS SITE IS LOCATED AS WELL AS THE ADJACENT TOWN CONSERVATION OVERLAY AREA. BUILDING SETBACKS ARE 20 FEET, 15 FEET 30 FEET, 10 FEET AND 5 FEET. THE SPECIAL FLOOD HAZARD ZONE PER FEDERAL COMMUNITY DEVELOPMENT PANEL 10068 EFFECTIVE DATE APRIL 18, 2010 IS PER REFERENCE PLAN #1, SEE PLAN FOR DETAILS.
 - THE TOWN OF ALLENSTOWN IS A PART OF THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY REQUIREMENTS THAT CONTRADICT THIS PLAN. ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SUBDIVISION PLAN
PREPARED FOR:
4NH HOMES, LLC.
TAX MAP 102 LOT 8
N.H. ROUTE 28 AND PINE ACRES ROAD
ALLENSTOWN, NEW HAMPSHIRE

HIGGINSON
LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGN - PERMITTING
76 PATRICK HILL ROAD, HENNER, NH 03242
TEL: 603-660-6412 | FAX: 603-660-6413 | www.hls.com

MAY 2, 2019

SHEET 1 OF 1



- REFERENCE PLANS:**
1. SUBDIVISION PLAN FOR WILLIAM & MICHAEL JURANTY, SCALE 1"=60' DATED JUNE 1998 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 2. PINE ACRES - ROUTE 28 - ALLENSTOWN, NH, SCALE 1"=60' DATED JUNE 1998 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 3. SUBDIVISION PLAN FOR WILLIAM & MICHAEL JURANTY, SCALE 1"=60' DATED JUNE 1998 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 4. PETER JURANTY LAND - ALLENSTOWN, NH, SCALE 1"=60' DATED OCTOBER 1987 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 5. PETER JURANTY LAND - SUMMER AVENUE - ALLENSTOWN, NH, SCALE 1"=60' DATED OCTOBER 1987 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 6. PROPOSED AVENUE OFF - RT 28 ALLENSTOWN, NH - FOR PETER JURANTY, SCALE 1"=60' DATED DECEMBER 1989 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 7. RIVERSIDE PARK - ALLENSTOWN, NH - OWNED BY RIVERSIDE PARK REALTY, SCALE 1"=60' DATED DECEMBER 1989 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 8. PETER JURANTY LOTS - ALLENSTOWN, NH, SCALE 1"=60' DATED JUNE 1998 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 9. STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, SCALE 1"=60' DATED JUNE 1982 BY WALTER F. O'NEILL (M.C.D. PLAN #180).
 10. STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, SCALE 1"=60' DATED JUNE 1982 BY WALTER F. O'NEILL (M.C.D. PLAN #180).

OWNERS' SIGNATURE
OWNER OF TAX MAP 102 LOT 8
DATE _____

APPROVED BY THE ALLENSTOWN PLANNING BOARD

CERTIFIED BY _____ ON _____ AND CHAIRMAN _____
SECRETARY _____



WETLANDS CERTIFICATION:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE ADVICE OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE HUNDREDTH (1/100) OF AN INCH PER 100 FEET OF DISTANCE. ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

TOWN OF ALLENSTOWN
MAY 2, 2019

APPROVED BY THE ALLENSTOWN PLANNING BOARD

CERTIFIED BY _____ ON _____ AND CHAIRMAN _____
SECRETARY _____

SCALE: 1"=60'	0'	20'	40'	60'	80'	100'
DATE	SCALE	PROJECT	DATE	SCALE	PROJECT	DATE



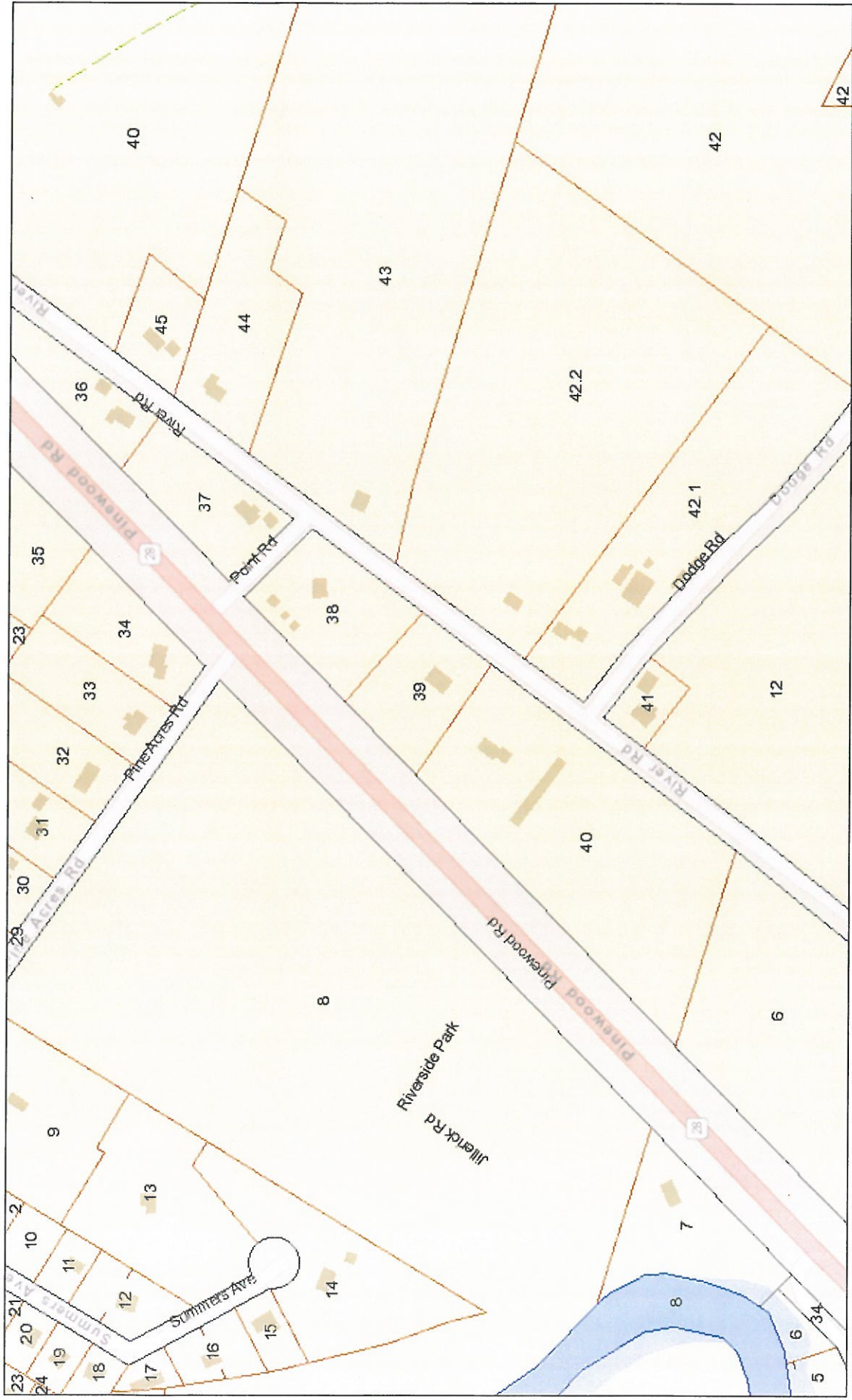
Allenstown, NH

February 27, 2019

1 inch = 268 Feet



www.cai-tech.com



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