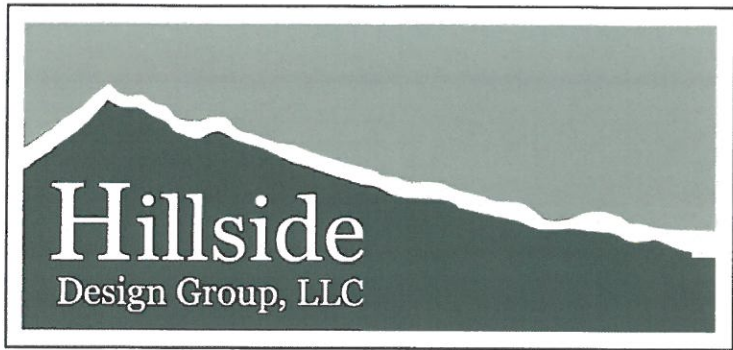


Letter of
Transmittal



To:

_____ Town of Allenstown

_____ Zoning Board of

_____ Adjustments

_____ 16 School Street

_____ Allenstown, NH 03275

CC:

From: Hillside Design Group, LLC

_____ Matthew J. Peterson

Date: February 28, 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 For bid(s) due

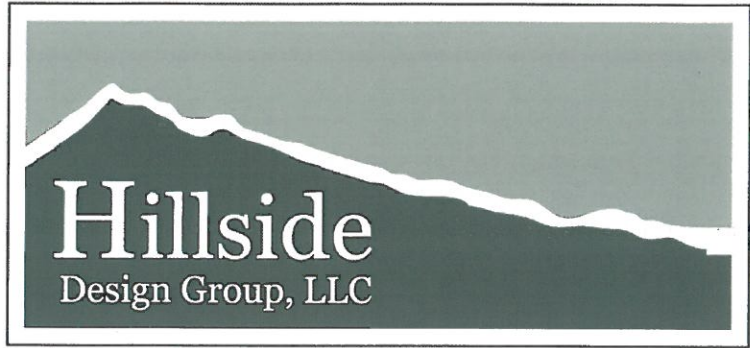
Returned for correction _____

No.	Date	Copies	Description
1	2-28-19	1	Application for a Special Exception.
2	2-28-19	1	Abutter Fee (TBD), Newspaper Fee (TBD)
3	2-28-19	1	Cover Letter.
4	2-28-19	1	ZBA Exhibit plan.
5	2-28-19	1	Traffic Sheets and Tax Map Exhibit

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

February 28, 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 is approximately 18 acres. The Special Exception requested is from **Article VII: Residential Zone; Section 702.e Exceptions;** to allow the applicant to construct 4 – Two Family Dwellings on the approximate 18-acre parcel subject to Subdivision approval at a later date. 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: = \$TBD

Abutters TBD @ 6.80 per Fee: = \$TBD

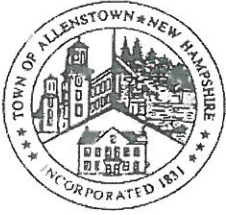
Total Fee: = \$TBD

- 3. Cover Letter & ZBA Exhibit Plan.
- 4. Traffic Sheets
- 5. 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**



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:

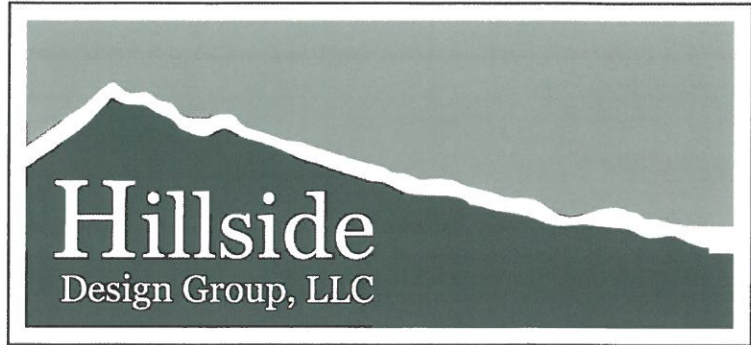


Date:

2/28/19

February 28, 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 is approximately 18 acres. The Special Exception requested is from **Article VII: Residential Zone; Section 702.e Exceptions**; to allow the applicant to construct 4 – Two Family Dwellings on the approximate 18-acre parcel subject to Subdivision approval at a later date. 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 4 – Two Family Dwellings on 18 acres which we feel doesn't create any hazard to the public 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 east side of the town roadway, the applicant would like to propose 3 – Two Family Dwellings facing Pine Acre Road and 1 – Two Family Dwelling facing NH Route 28. The applicant believes that this type of development in this area is similar to the current density and as such would not have any detriment to property values in the vicinity or change the essential characteristics of the neighborhood.**
3. *No creation of a traffic safety hazard or unmitigated substantial increase in the level of traffic congestion in the vicinity:* **As stated in the previous condition there are currently 7 driveway curb cuts along the east side of Pine Acres Road and the applicant is proposing to construct 4 – Two Family Dwelling via 4 curb cuts along the west side of Pine Acres Road. Based on Trip Generation Manual 10th Edition the projected Vehicle Trips will be around 5.92 new vehicle trips in the morning between 7 and 9a.m. and 7.92 new vehicle trips in the afternoon peak hours between 4 and 6 p.m. Based on the Vehicle Trip Generation numbers and the construction of residential units on this parcel the applicant doesn't believe any traffic safety hazard or substantial increase in the level of traffic will happen in the vicinity of the project.**

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 all drains away from Pine Acres Roadway 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 and contours.**
6. *In an appropriate location for the proposed use:* **The use is allowed via a special exception and the applicant believes 4- Two Family dwellings on this 18-acre parcel 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 4 – Two Family Dwellings 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 which leads the applicant to believe it 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**



Alternative Designs Inc.
 ARCHITECTS
 1801 S. 11th Street
 Phoenix, AZ 85004
 (602) 953-8888
 FAX: (602) 953-8888

These drawings, specifications and the design drawings are the property of Alternative Designs Inc. and shall not be reproduced, copied, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Alternative Designs Inc.

4 NH HOMES LLC
 DUELEX

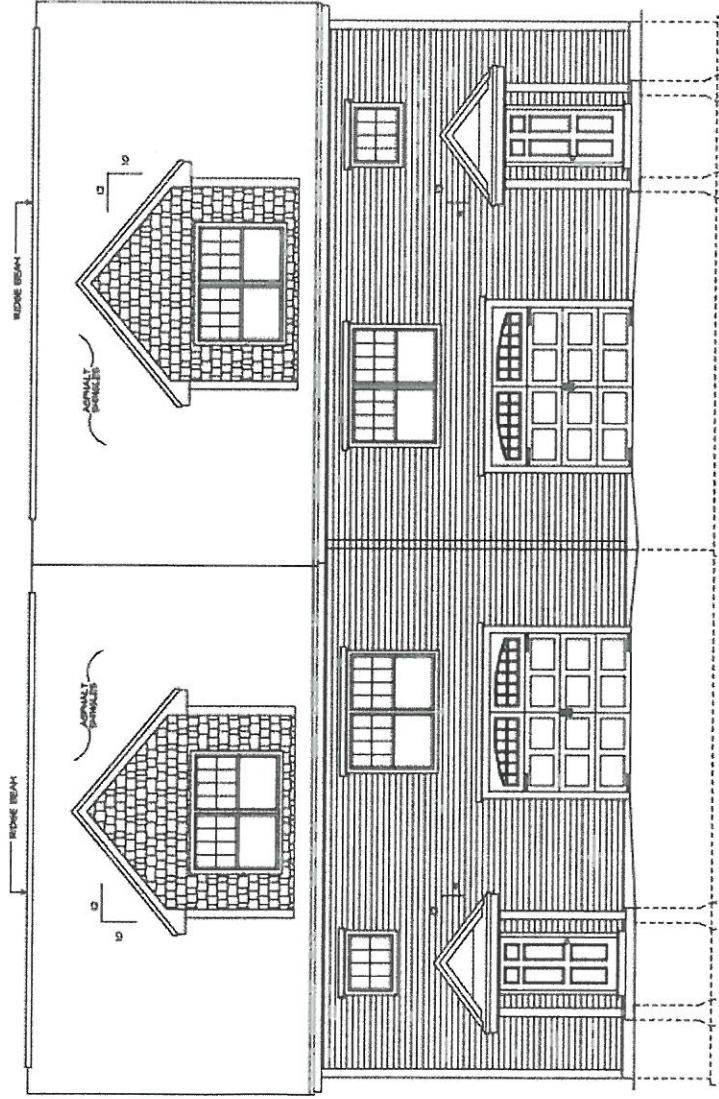
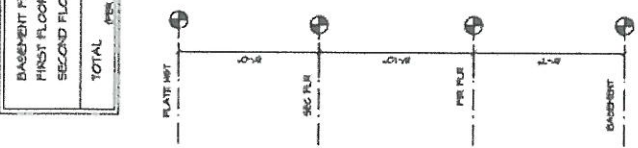
Contractor to check a copy of these drawings and specifications against the contract documents. At construction site, the contractor shall be held responsible for any discrepancies between the drawings and specifications. The contractor shall be held responsible for any discrepancies between the drawings and specifications.

DATE	18-318
ISSUE	OCT 2008
SHEET	1 OF 4

A1

BASMENT FLOOR	140 S.F.
FIRST FLOOR	400 S.F.
SECOND FLOOR	800 S.F.
TOTAL (APR. 1417)	1340 S.F.

Alternative Designs Inc.
 18-318



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTES:

- ALL CONSTRUCTION SHALL FOLLOW LOCAL, STATE BUILDING CODES, INTERNATIONAL SPECIFICATIONS, AND ILLINOIS MODEL BUILDING CODES. IF ANY CODES SHALL VARY, THE DESIGNER OR ENGINEER ON RECORD SHALL BE CONTACTED.
- INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) SHALL BE CONTACTED.
- INCLUDED THE FOLLOWING INFORMATION:
 - NUMBER OF STORIES: 3 (1 OR 2)
 - NUMBER OF UNITS: 2 (1 AND 2)
- EXISTING CONDITIONS:
 - EXISTING FOUNDATION: 30" WIDE FOUNDATION
 - EXISTING FOOTING: 30" WIDE FOUNDATION
 - EXISTING FLOOR DECK: 2" X 6" JOIST
 - EXISTING ROOF: 2" X 6" JOIST, 1/2" PLY SHEATHING (SHEATHING)
- PROPOSED CONDITIONS:
 - FOUNDATION: 18" X 18" (18" X 18" IS NORMAL)
 - FOOTING: 18" X 18" (18" X 18" IS NORMAL)
 - EXISTING FOUNDATION: 30" WIDE FOUNDATION
 - EXISTING FLOOR DECK: 2" X 6" JOIST
 - EXISTING ROOF: 2" X 6" JOIST, 1/2" PLY SHEATHING (SHEATHING)
- CONSTRUCTION SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SPECIFIC LOCATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGNS INC. FOR APPROVAL AND OR CORRECTION BEFORE PROCEEDING WITH WORK.

GENERAL NOTES:

- OWNER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SPECIFIC LOCATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGNS INC. FOR APPROVAL AND OR CORRECTION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SPECIFIC LOCATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO ALTERNATIVE DESIGNS INC. FOR APPROVAL AND OR CORRECTION BEFORE PROCEEDING WITH WORK.
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PERMITS:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS. THE PERMITTING PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS. THE PERMITTING PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS. THE PERMITTING PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS.
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ADDITIONAL NOTES:

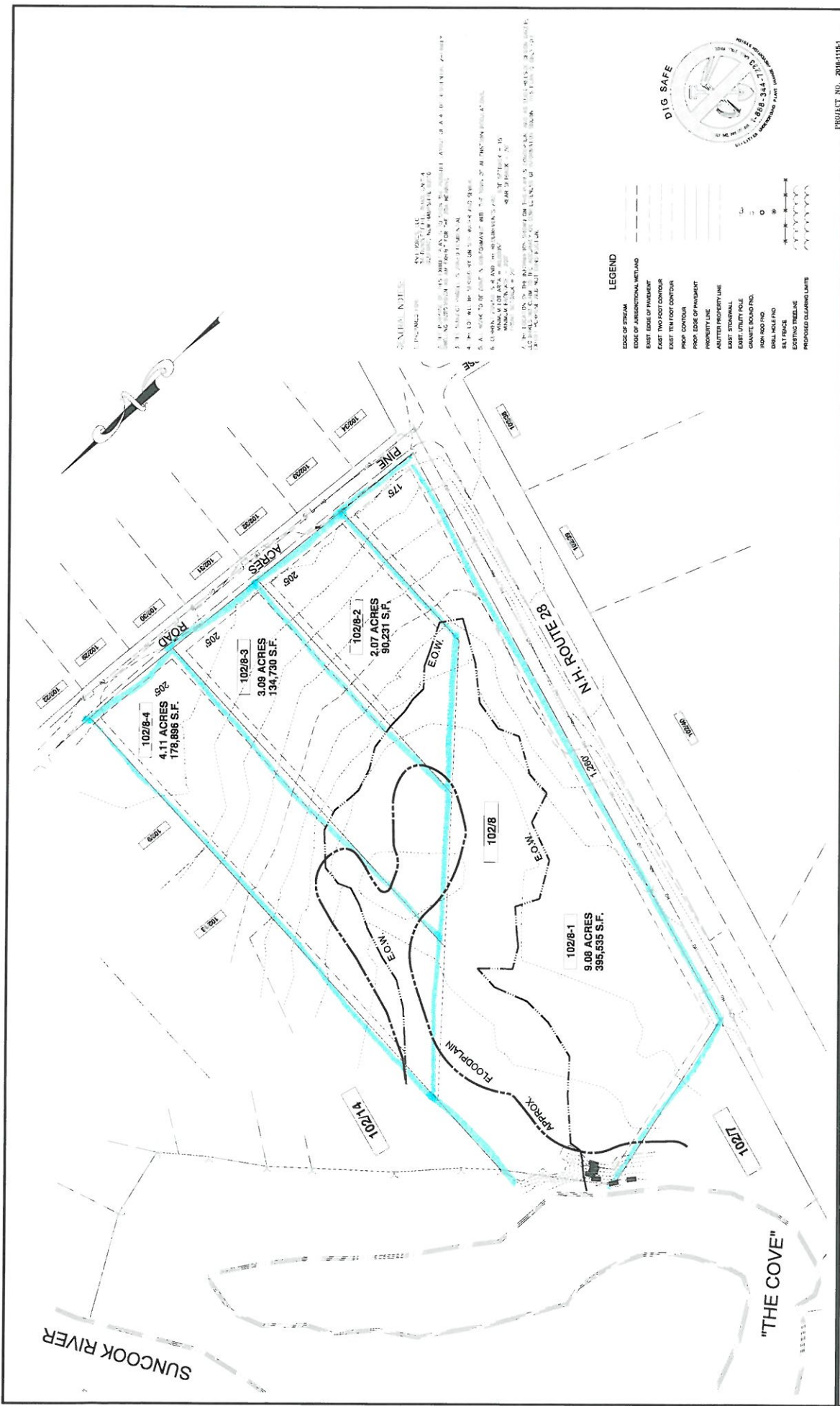
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REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

OWNER AND CONTRACTOR SHALL HOLD WORKERS THE DESIGNER FROM AND ASSURE ALL CHANGES, ADDITIONS, DELETIONS AND REVISIONS SHALL BE MADE IN THE FIELD BY THE CONTRACTOR. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NOT MEASURED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR STRUCTURAL ENGINEER AT THE SITE BEFORE ANY WORK IS PROCEEDED WITH. ANY CHANGES OR REVISIONS TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE DESIGNER OR STRUCTURAL ENGINEER BEFORE ANY WORK IS PROCEEDED WITH. ANY CHANGES OR REVISIONS TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE DESIGNER OR STRUCTURAL ENGINEER BEFORE ANY WORK IS PROCEEDED WITH. ANY CHANGES OR REVISIONS TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE DESIGNER OR STRUCTURAL ENGINEER BEFORE ANY WORK IS PROCEEDED WITH.

Exhibit A



NOTES:

1. THIS PLAN IS THE PROPERTY OF HILLSIDE DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
2. THIS PLAN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HILLSIDE DESIGN GROUP, LLC.
3. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HILLSIDE DESIGN GROUP, LLC.
4. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HILLSIDE DESIGN GROUP, LLC.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. THE AREA BETWEEN THE PROPOSED CLEARING LIMITS AND THE EXISTING TREELINE IS TO BE MAINTAINED AS NATURE PRESERVE.
8. THE AREA BETWEEN THE PROPOSED CLEARING LIMITS AND THE EXISTING TREELINE IS TO BE MAINTAINED AS NATURE PRESERVE.
9. THE AREA BETWEEN THE PROPOSED CLEARING LIMITS AND THE EXISTING TREELINE IS TO BE MAINTAINED AS NATURE PRESERVE.
10. THE AREA BETWEEN THE PROPOSED CLEARING LIMITS AND THE EXISTING TREELINE IS TO BE MAINTAINED AS NATURE PRESERVE.

- LEGEND**
- EDGE OF STREAM
 - EDGE OF JURISDICTIONAL WETLAND
 - EDGE OF PAVEMENT
 - EAST 200 FOOT CONTOUR
 - EAST 175 FOOT CONTOUR
 - PROP. EDGE OF PAVEMENT
 - PROPERTY LINE
 - ADJUTTER PROPERTY LINE
 - EAST STONEWALL
 - EAST UTILITY POLE
 - GRANITE BOUND PILE
 - IRON ROD PILE
 - DRILL HOLE PILE
 - BIT FENCE
 - EXISTING TREELINE
 - PROPOSED CLEARING LIMITS



PROJECT NO. 2018-1151

Hillside Design Group, LLC
 100 D.W. Edwards, LLC
 Hillside, NH 03042
 SHEET NO. 1 OF 1

PREPARED FOR:
4NH HOMES, LLC
 ROAD, UNIT 4
 BEDFORD, NH 03023

SCALE: NOT TO SCALE
 DATE: FEBRUARY 28, 2019

SCALE IN FEET

PROPOSED ZBA EXHIBIT PLAN PREPARED FOR:
PINE ACRES SUBDIVISION - LOT 102-8
 TAX MAP 102; LOT 8
 PINE ACRES ROAD, ALLENSTOWN, NEW HAMPSHIRE

REVISIONS	DATE	DESCRIPTION

Exhibit B

ARTICLE VII - RESIDENTIAL ZONE

Section 701 Uses

In a Residential Zone, land may be used and buildings may be erected or used for:

- a. Single-family dwellings
- b. Community Center
- c. Family Child Care Home
- d. Municipal Recreation (Outdoor)
- e. Private Recreation (Outdoor)
- f. Gardens when incidental to primary residential use by excluding any use injurious, noxious or offensive to the neighborhood
- g. Accessory Small-Scale Solar
- h. Cluster Housing - Refer to Supplemental Regulations Section 1125

Section 702 Exceptions

In a Residential Zone, the following may be permitted upon approval of the Board of Adjustment, subject to such conditions as may be imposed by the Board of Adjustment:

- a. Municipal uses
- b. Public utility uses necessary for public welfare
- c. Funeral parlors
- d. Professional offices
- e. Two-family dwellings
- f. Carports that would encroach on setback requirements
- g. Group child care center (more than 6 children)
- h. Kindergartens
- i. Multi-family dwelling
- j. Home Occupation
- k. Assisted Living Facility
- l. Adult Daycare
- m. Personal Service less than 5,000 Square Feet
- n. Sit-Down/Take out restaurant less than 5,000 Square Feet (no drive in)

Section 703 Dimensional Restrictions

The following restrictions apply in a Residential Zone:



February 27, 2019

Allentown, NH

1 inch = 268 Feet



CAI Technologies

Professional • Technical • Geographic Information Systems

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

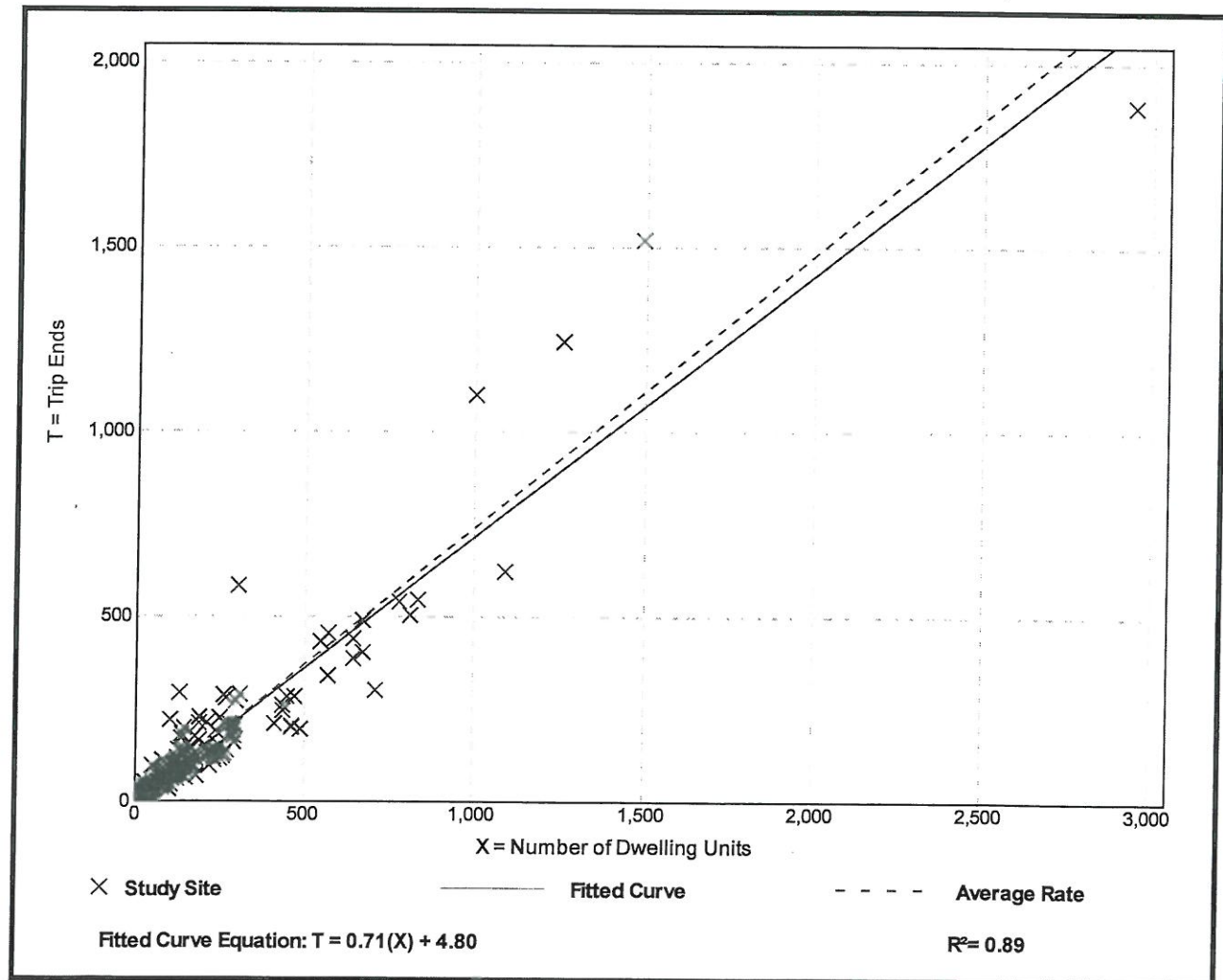
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation

