

TOWN OF ALLENSTOWN
Zoning Board of Adjustments
16 School Street
Allenstown, New Hampshire 03275
December 21, 2016

Call to Order.

The Allenstown joint Planning Board and Zoning Board of Adjustments Meeting was called to order by Chris Roy at 6:45 pm.

Roll Call.

Present on the Planning Board: Chris Roy, Chair; Chad Pelissier, Vice-Chair; Diane Adinolfo.

Present on the Zoning Board of Adjustments: Eric Fuestel, Chair; Chris Roy, Vice-Chair.

Ex-Officio: None

Others Present.

Others Present: Matt Monahan, CNHRPC

Other Public Officials: None

Allenstown Staff: Dana Pendergrast

OLD BUSINESS/RECIEPT OF APPLICATIONS & PUBLIC HEARINGS

The Board made a final review of the sections containing changes to the proposed Town Ordinances.

Meeting was opened to the public at 6:46 by Chris Roy, Chair, Planning Board.

Matt Monahan stated the sections changed:

- Definitions
- Articles dealing with zones
- Removed senior housing
- Added Energy sections
- Moved cluster housing from Open Space and Farming to its own section.
- Revised the sign ordinance to provide for more power and make consistent with the new case law
- Changed the manufactured home park ordinance lots to establish 10,000sq feet and have a 15 foot setback from the side and the rear

- Changed the boundaries of the zoning map for the agriculture district to remove them from portions of the developed area along Rte 3 and 28
- Made a minor change to the storm water management ordinance to clarify that it's not applicable to single family homes
- Created an alternative energy dealing with windows, solar and outdoor boilers
- Added two words to the adult business district ordinances in that they have to meet all the setback requirements

Matt asked the board about the definition regarding buffers for wetlands. The definition proposed was: the protected upland areas adjacent to the wetland surface waters in the wetland conservation district. The attorney recommends that it be pulled and rework for next year. Matt proposed to remove "in the wetland conservation district" from the definition. Eric Fuestel asked the reason for this recommendation. Matt replied that it is due to the MS4 related reason because there is a requirement for setbacks. This is not required until next year.

Accessory dwelling units was initially set up with the building inspector issuing conditional use permits, however the current iteration has the Planning Board as issuing conditional use permits. This was recommended by the attorney.

Cluster housing is only permitted in the OSF, R1 and R2, provided the parcels are not located in the in-fill development district. Limited to single family homes, the parent track has to be 15 continuous acres with 200 feet of frontage. The density calculation is 4 acres per house. The homestead lots would require .25 acres in R1 area, .50 acre in R2 area, and 1 acre in OSF area. No structure closer than 200 feet to any town road. In OSF area, if recreational use is to be included, golf course, nature, or equestrian use, the acreage is to be increased to 25 acres instead of 15.

Discussion regarding whether there should be a specific restriction regarding the use of ATV recreation. After discussion, it was decided that the term "passive" prevents the use of motorized vehicles.

Fire Chief Dana Pendergrast asked whether the ordinance for the outdoor wood boilers had been removed from the proposed ordinances. Matt Monahan verified that it is currently in the proposed ordinances. There was a question as to whether another public hearing is needed due to the removal of the outdoor furnace ordinance. The section for outdoor furnaces will be removed from the proposed ordinances. Textual modifications are allowed without holding another public hearing. Removal of this section is a major change and does require another public hearing. Another public hearing will be held on January 11, 2017.

A motion was made by Chad Pelissier to hold another public hearing to review final changes decided upon at this meeting. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Diane Adinolfo—yes, Motion passed.

Chris Roy closed the public hearing at 7:41.

NEW BUSINESS/RECIPT OF APPLICATIONS & PUBLIC HEARINGS.

None

REVIEW OF UNAPPROVED MINUTES .

None.

IV. CORRESPONDENCE & OTHER BUSINESS:

None

V. STAFF UPDATE:


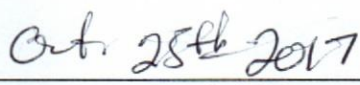
None

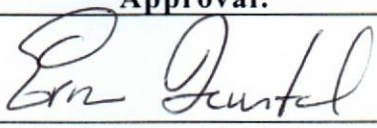
VI. ADJOURN

A motion was made by Chad Pelissier to adjourn the meeting. Motion seconded by Diane Adinolfo. Vote: Chris Roy—yes, Chad Pelissier—yes, Diane Adinolfo—yes. Motion passed. Meeting adjourned at 7:50.

Next meeting will be January 04, 2017.

Signature Page

Approval:	
	
Eric Fuestel, Chair	DATE
CHRISTOPHER ROY, Vice Chair	DATE
, Member	DATE
, Member	DATE
, Ex-Officio	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
		Oct. 25, 2017
	Eric Fuestel, Chair	DATE
	Chris Roy, Vice-Chair	DATE
	, Member	DATE
	, Member	DATE
	, Ex-Officio	DATE

ALLENSTOWN ZONING BOARD OF ADJUSTMENT AGENDA

December 21, 2016

The Town of Allenstown Planning Board will meet on Wednesday, December 21, 2016 at 6:30 p.m. at the Allenstown Town Hall, 16 School Street, Allenstown, New Hampshire. Applications and public hearings that have not been considered by the Board by 9:00 p.m. will be continued to a time and a place to be announced. The order of business is subject to change without notice.

6:30 ROLL CALL

I. OLD BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- a. A quorum of Zoning Board Members will be attending the Planning Board meeting regarding the proposed revisions to the Allenstown Zoning Ordinance.

II. NEW BUSINESS/RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- a. Any other new business

III. UNAPPROVED MINUTES

- a. August 24, 2016
- b. September 28, 2016
- c. October 19, 2016
- d. November 2, 2016
- e. November 16, 2016
- f. December 14, 2016

IV. CORRESPONDENCE & OTHER BUSINESS

- a. Other business.

V. STAFF UPDATE

- a. None

VI. ADJOURN

NOTICES REGARDING THE CONDUCT OF THE MEETING

Meetings may be electronically recorded in any manner for the purpose of preparing written minutes. A record of the meeting is available for public inspection no later than five (5) business days after the meeting, as required by RSA 91-A:2, II. Minutes are ordinarily approved at the next regular meeting of the board.

If you require accommodations under the Americans with Disabilities Act of 1990 (as amended), please contact the Town Administrator by telephone (603-485-4276 ext. 112) or email smulholland@allenstownnh.gov.