

Allenstown Planning Board
Allenstown Town Hall
16 School Street
Allenstown, New Hampshire

Allenstown Planning Board Regular Meeting

Date:.....February 21, 2007

Place:.....Town Hall

Time:.....7:00 PM

Jim Rodger opened the regularly scheduled meeting of the Allenstown Planning Board on February 21st, 2007 at 7:04 PM.

In attendance were Jim Rodger Chairperson, Jason Tardiff, Howard Komm, Sandra McKenney and Phyllis Parker recording clerk.

Item #1: Hearing #1: Scheduled to begin at 7:00 PM. The Allenstown Planning Board will consider an Application Acceptance as to it's completeness and possible Site Plan Review for Final Approval submitted by TD Management, Inc.; 617 Rutland Street, Carlisle, Ma, 01741. The proposal is to change the exterior dimensions by constructing a new 21,000 square foot retail building adjacent to, and contiguous with the existing Family Dollar Store. For further information on the location of the site, review Town Maps using Tax Map #109 Lot #47. The zoning classification is Business. The area of the property is 4.27acres.

NOTE: At the Allenstown Planning Board meeting on December 20, 2006 a motion was made by Bob Lee and seconded by Howard Komm to recess this hearing and reconvene on February 21, 2007 at 7:00 PM.

Jim Rodger read a letter he had received from Chris Adams at Nobis Engineering: Nobis received application documents from Holden Engineering and Surveying, Inc. on February 16th, 2007 for the TD Management Site. Due to the short notice, a full review o the revised documents will not be completed prior to the February 21st, 2007 planning board meeting.. It is recommended that the planning board continue the application to their next meeting.

Jim then stated that they needed a motion to recess the hearing, and reconvene it at their next meeting and that information plus the time must be all in the motion.

Howard Komm then moved to recess the TD Management hearing and reconvene it at their March 21, 2007 meeting at 7:00 PM at the Town Hall in Allenstown, New Hampshire. Jason Tardiff seconded the motion. As there was no more discussion Jim Rodger brought it to a vote. The vote was 4 yeas. It passed unanimously.

Sandra McKenney asked if this was a Zoning Board issue? Jim Rodger thought it was a parking problem. Jim Rodger thought that they could still pass the motion with a condition for it to go to the Zoning Board.

Item #2: The Allenstown Planning Board will conduct Planning Board Business. The Allenstown Planning Board reserves the right to consider and possibly make decision on all and any Planning Board Business.

Jim Rodger asked if there was any business to be brought up and Sandra McKenney stated they had the minutes of January 17th, 2007 and February 7th, 2007 to accept. Jim had a couple of little items on the January 17th meeting. On page 2 he would prefer it read that he reopened the hearing. This was a result of it being a hearing in the meeting. Then on page 9 the transcriber had omitted that Jim Rodger had opened the discussion to the public and after Jim Boisvert spoke, as he was the only one that did, then Jim Rodger closed the discussion to the public. Then on page 10 right after Jim Rodger asked if the town had a goal for receiving the road for the Donigian Development Jim thought as all the board members spoke on that subject that the next sentence should be The Planning Board then discussed the Woodbridge Estate situation and the fact that Jake Donigian has not done everything he was supposed to do before the town can take over the road.

As there were no more corrections needed Sandra McKenney moved to accept the minutes as amended and Howard Komm seconded the motion. The vote was 3 yeas, and one abstention. Minutes were accepted as amended.

Jim Rodger asked for a motion on the February 7th, 2007 minutes. Howard Komm moved to accept the minutes as written. Sandra McKenney then brought up the fact that when she read the motion with the registration numbers on the third condition of their approval, the transcriber had heard it and put it in the minutes but Sandra McKenney had not heard it and it was not put in the decision. Jim Rodger said there was no big deal that the decision and the minutes did not match. Sandra McKenney thought it was better if the decision and the minutes both matched. Sandra McKenney then asked if it was on the plans. Jim Rodger said they would check the plans both conditions one and two were found on the plans. The applicant will register with the

Merrimack County Registry of Deeds pages 2,3,and 5 and provide the town of Allenstown, New Hampshire with 3 copies each. They did not state in the condition anything about the registration number.

It was then asked of the transcriber to just take off the last part of condition #3 so that they would match.

Jim Rodger then asked why page 4 was not registered as it also had a lot of notes on it. After a discussion it was decided that page 4 did not have to be registered. The reason they have them register pages is then they have another place for copies of the job that they can go back to if something comes up in the future. That is why they have large projects registered. Casella had dropped those plans off for the Planning Board's approval. Sandra McKenney thought that they would only have to have sent one copy for their approval. Jim Rodger then stated he would call the gentlemen the next day to see what was going on. A motion was then made by Jason Tardiff to accept the minutes of the February 7th, 2007 meeting. Sandra McKenney seconded it. When brought to a vote it was 4 yeas. The minutes of the February 7, 2007 meeting were accepted as amended.

It was then asked if anyone had heard from Biron on the Holiday Acres issue. Jim Rodger stated that he would be getting information to them about it. All they have for information in their mobile homes parks registry is the fact that Holiday Acres has 298 homes. There is no reference anywhere that the 298 homes were a part of an agreed to 300 mobile homes. It could be a case that they are just trying to get another trailer in there on a vacant lot. That is why they have to wait to see that information Biron will be sending them. It is listed on page 48 of their Zoning Ordinances. According to that there are 298 mobile homes in the park and 23 Manufactured homes on Chester Turnpike.

It was then discussed whether or not they would have a workshop on the 7th of March. Howard Komm thought that they could discuss upcoming cases and Jim Rodger said that was not a good idea to talk about the cases unless the people were there. It was finally decided that they would have a workshop as they had work they could do and there were things that would help Jason get into a good feeling on the board. Rules of Procedure could be gone through. There will be a workshop on March 7th, 2007 at 7:00 PM.

The transcriber asked if someone could give her the correct spelling of Jake Donigian's last name. Jim Rodger showed her a letterhead with his name on it and it is spelled correctly in these minutes. Sandra McKenney they brought up the letter of December 2, 2006 allowing Jake Donigian 29 permits. She questioned whether that had gone thru all town channels. Jim Rodger thought it had. If the Planning Board

wanted to change anything to Mr. Donigian's plans, there would have to be a public hearing. Sandra McKenney believed the Board of Selectmen were the only ones that could order the public hearing. Jim Rodger thought that they should research the issue more before anything else was done.

As there was no more business, Jim Rodger adjourned the meeting at 8:18 PM.

NOTE: Phyllis Parker recording clerk does these notes and they are not verbatim, but to the best of her knowledge they are the same meaning as the speaker at the time.