



**Planning Board Meeting Minutes
Allenstown Town Hall - 16 School Street
Allenstown, New Hampshire 03275
August 19, 2026**

Call to Order

The Allenstown Planning Board Meeting of August 19, 2026 was called to order by Chair Michael Juranty at 6:32P.M. Chair Juranty called for the Pledge of Allegiance.

Roll Call

Present on the Board: Michael Juranty, Alisson Turcotte, and Michael Frascinella*.

* Mr. Frascinella joined the meeting at approx. 6:45pm

With Joanna Rusch excused, Chair Juranty invited Kaitlyn Sheridan to participate as a full member.

Excused: Chad Pelissier

Joanna Rusch

Absent: Patricia Caruso

Ex-Officio: Patricia Caruso

Residents of Allenstown: See Below:



TOWN OF ALLENSTOWN
Planning Board
16 School Street
Allenstown, New Hampshire 03275

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Meeting Date: 8 / 19 / 2026

Sign-In Record

Print Name	Signature	Indicate applicable status	
		Allenstown Resident	If no, state Organization represented
Emyr Staley		☐ Yes ☐ No	
Lindsey Staley		☒ Yes ☐ No	
		☐ Yes ☐ No	

Allenstown Staff: None

Others present: Kaitlyn Sheridan – Alternate Member

Mike O'Meara – Volunteer Administration

NOTE: The Zoom option was discontinued due to the disruptive actions of external players. The meeting continued without this option in accordance with the conditions stated in the meeting agenda.

OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- None



NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS

- Conceptual Consultation – 194 River Road – Working Farmstand.
The property owner proposes to seek approval to operate a working farmstand with on-site sale of goods, and to also sell Christmas Trees from the property during the Holiday Season.

Mr. Roger Staley presented the proposal for a working Farmstand on his property at 194 River Road, which comprises approx. 4.5 acres with approx. 4 acres currently devoted to ongoing agricultural use. Mr. Staley stated that the property was previously farmed and that since acquiring it in 2021 he had continued to permit surrounding residents to grow crops for personal use. Based on this information it was concluded that there is no change of use for the property. However, the addition of retail sales from the property requires further consideration by the Board under the Site Plan Review Regulations.

Mr. Staley advised that hours of operation are expected to be from approx. 7am – 5pm, mostly on weekend days, with the possibility of opening on some holiday days, especially during the holiday season if Christmas Trees are being sold. He also stated that he was open to the possibility of providing restroom facilities in the form of a Port-a-Potty on site.

Mr. Staley further described the proposed layout of the property with a greenhouse, plant tables/display area, growing beds, and customer parking area. In response to a question from Matt Monahan of CNHRPC, Mr. Staley advised that the greenhouse construction would consist of galvanized ribs and associated building materials sourced from a commercial supplier. Access to the site is proposed via a modification to the existing driveway to the home on the property, and Mr. Staley has reached out to the Road Agent for any necessary permitting. In response to a question from the applicant, it was also discussed that should approval be granted by the Board, and the applicant later decided to create a separate driveway, the applicant would not be required to return to the Planning Board for any additional approvals, subject to securing required permits from the Road Agent.

Customer parking and traffic flow were also reviewed by Mr. Monahan. The proposed designated parking area is to be constructed from gravel/crushed stone which is permeable and unlikely to increase water runoff from the site. It was also determined that the size of the proposed parking area is likely to be adequate for the expected number of customers. Regarding traffic flow, Mr. Staley advised that he had spoken with the owner of a farmstand of comparable size in a different municipality who stated that he experiences an average of 10-20 customers per day over the 40 years that the farmstand has been in operation.

Next steps were discussed by the Board, which included filing a Site Plan Application, or requesting a Waiver from Site Plan Review as provided for in the Site Plan Regulations. Mr. Staley advised that he is likely to request the Waiver option and will make application to the Board shortly.

UNAPPROVED MINUTES

- **July 15, 2026**

Alisson Turcotte made a motion to approve the minutes of Jul 15, 2026. Michael Frascinella seconded the motion.

Roll Call Voice Vote:

Alisson Turcotte- Aye, Michael Frascinella- Aye, Kaitlyn Sheridan- Aye, and Michael Juranty- Aye.

The motion passed, and the minutes for Jul 15, 2026 were approved.



CORRESPONDENCE & OTHER BUSINESS

- **Update on NH Legislature Land Use Regulations**

The Board reviewed an update to the list of currently proposed NH House and Senate Bills that could affect land use in the state, and the corresponding potential impact on municipal Zoning Ordinances. The status of sixteen (16) Bills changed since the prior report, with fourteen (14) of those being previously designated as “Inexpedient to Legislate”. No new Bills were introduced, and no additional Bills were signed into Law.

Draft Zoning Ordinance Amendment language will be prepared to address any changes to the Allenstown Zoning Ordinance that may be required due to the new laws and presented to the Board for review at a future meeting.

SUBCOMMITTEE & STAFF UPDATE

- None

BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER UPDATES

- None.

OTHER

- Master Plan.
 - The Board discussed next steps with an update to the Master Plan which was last revised in 2016. The Board discussed starting with a survey to help determine what residents of our town would like it to look like in the future. A combination of online and paper-based surveys was proposed. Alisson Turcotte opined that, based on her past experience, it might be difficult to get people engaged in responding to a survey. It was discussed and agreed that the Board would follow up with the Town Administrator to see if surveys could be made available at Town Hall and to visitors to try and drive engagement. A draft survey will be prepared and presented to the Board for consideration at a future meeting.
- Impact Fees
 - The Board was advised that the study was in progress with a review of the last 10 years of Building Permits in progress by CNHRPC, which will help determine next steps for the project.

SCHEDULING OF NEXT MEETING

The next meeting of the Board is scheduled for September 02, 2026, unless modified.

ADJOURN

Kaitlyn Sheridan made a motion to adjourn. Alisson Turcotte seconded the motion.

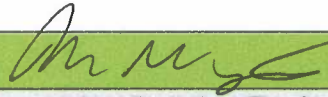
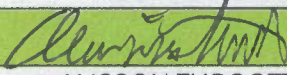
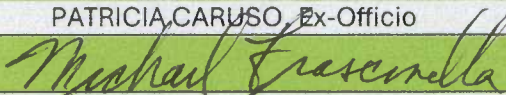
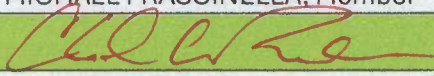
Roll Call Voice Vote:

Alisson Turcotte- Aye, Michael Frascinella- Aye, Kaitlyn Sheridan- Aye, and Michael Juranty- Aye.

The Motion passed, and the meeting was adjourned at 7:43pm.



Signature Page
Town of Allenstown Planning Board
Public Meeting Minutes
August 19, 2026

Original Approval:	
	8/2/26
MICHAEL JURANTY, Chair	DATE
	9-2-2026
ALISSON TURCOTTE, Vice-Chair	DATE
ABSTAIN	N/A
JOANNA RUSCH, Secretary	DATE
EXCUSED	N/A
PATRICIA CARUSO, Ex-Officio	DATE
	9-2-26
MICHAEL FRASCINELLA, Member	DATE
	9-2-26
CHAD PELISSIER, Alternate Member ¹	DATE
ABSENT	N/A
KAITLYN SHERIDAN, Alternate Member ¹	DATE

Amendment Approval(s):		
Amendment Description:	Approval:	Date:
	MICHAEL JURANTY, Chair	DATE
	ALISSON TURCOTTE, Vice-Chair	DATE
	JOANNA RUSCH, Secretary	DATE
	PATRICIA CARUSO, Ex-Officio	DATE
	MICHAEL FRASCINELLA, Member	DATE
	CHAD PELISSIER, Alt. Member ¹	DATE
	KAITLYN SHERIDAN, Alt. Member ¹	DATE

1. If not acting as a Full Member or Alternate Ex-Officio for the meeting, an Alternates signature signifies concurrence with, but not approval of the minutes.

