

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
March 8, 2021

Note: These minutes are furnished for public inspection in accordance with RSA 91-A:2 and are unapproved until offered for disposition by the Board at a regular meeting. **Accepted as corrected 4/12/21.**

PB Members present via Google Meet (GM) or Teleconference (TC): Peter Rhoades/Chairman (GM), Chris Rietmann (GM), Gordon Kemp (GM), David Konesko (GM), and Justin Falango/Alternate (GM).

At 7:00pm Rhoades/Chairman opened the Google meeting. The 2/8/21 Minutes were reviewed. A Motion (Kemp/Rietmann) was made to accept them as corrected. Motion passed.

Kim Mastrianni/Realtor was present regarding her client Howard Brower's Lot Line Adjustment proposal between Lots #7 and 7A. Mastrianni explained that there was no acreage size change for either lot; and that DiBernardo Associates was doing the new survey (as they have done Brower's surveys in the past), and plan to have it ready for the 4/12/21 Meeting so a Hearing can be held. Mastrianni inquired as to the possibility of having the proposal approved at the Hearing, in order to coordinate the closing date around this decision – she asked if anyone saw any information missing.

Rhoades explained that he would be recusing himself from the Hearing process as he was a direct Abutter to the property. Rhoades stated that the 50-foot strip being proposed runs through a wetland and may not be adequate for road access. Mastrianni inquired about current use fees, and how this might affect them – *she was directed to speak to the Tax Collector or to call the Department of Revenue Administration to get that information.

At 7:15pm Peter de Villiers joined the Google Meet, explaining that he was purchasing land located on Baine Road, and that he had written a letter to the Select Board requesting that the Town take over an additional 200 yards of the road (at this point the Town maintains the road to the LEAF Charter School); de Villiers stated he was prepared to pay for and provide the turn-around necessary for Town equipment, and would build it as requested/designed by the Town. The Select Board had received the letter, and Select Board and Planning Board Member MaryAnn Wolf thought the Planning Board needed to see this request first. Rhoades was not sure what Wolf's thinking was, and as she was not present at this Meeting, it could not be pursued further. Rhoades stated this was a Select Board issue to re-classify a road from Class VI to Class V; and that the Select Board could ask for input from the Town's Road Agent. Rhoades added that the Planning Board is not involved in this matter unless a Subdivision is involved. *Marsden to let Charlotte Comeau know so she can inform the Select Board; Rhoades added that the Select Board would need to clarify why they would want the Planning Board to be involved if they decide to ask it for advice.

Marsden spoke about the 2 dwellings on one Lot request that Surveyor Travis Royce inquired about. Rhoades stated this did not need to be a surveyed Plan – but it does need to be drawn well enough to be placed on file in the Town records – and to include road frontage, setback information, lot size and the approximate placement of buildings.

Marsden told Rhoades that the new Land Use Regulation books were in. The Board received a boundary survey Plan from Bonnie and Laurence Howard – Rhoades stated it was sent as a courtesy. *Marsden to give to Comeau.

Marsden told all Members present about the Spring Planning and Zoning Virtual Conference, as well as two other webinars available. *The information will get forwarded to all Members.

Tom Konan joined the Google Meet to discuss a subdivision proposal he had of his 20.34-acre lot; he proposes to do two 5-acre lots and one 10+-acre lot. Konan explained that his Lot currently has 650' of road frontage on Gilsum Mine Road; and the back of the lot abuts Smith Hill Road. This proposal is unique in the manner that the subdivision would result in 3 'stacked' lots - due to the 3 levels in topography of the land. Konan is aware of the steep topography and the affect it has on driveway access. Konan feels the only way to get a driveway onto the Lot was to start in the NW corner. Kemp expressed the concern that there was no frontage to the back 2 lots; Konan was hoping to use the 'constructed' road as frontage.

Rhoades stated that a project like this could possibly occur under Planned Residential Development, but that adequate acreage and frontage would be required on Gilsum Mine Road. There could possibly be some leverage with getting Variances; and the 'constructed' road would need to meet the Town's Class V standards (to include base grade), even though it would not become a Town Road. *Konan was directed to speak to the Town Road Agent. *Rhoades to talk to the Road Agent also. Rhoades suggested Konan have the Road Agent look at the proposed property and discuss the proposed road before involving the Planning Board – that a general idea from him regarding if it can be brought up to Class V standards is important.

It was noted that the Planning Board has only gone through the Planned Residential Development process once with Morning Sun. *Marsden to get a copy of the Ordinance to Comeau to put on the Town website, and to also send a copy to all Members to familiarize themselves with it prior to the next Meeting in April.

Konesko pointed out that typically subdivided lots come off the road, not a road going up through the lots in order to get to access them all. Konesko further pointed out that cross-easements would be needed to pass and re-pass each lot. Konesko wondered if each Lot owner would need 2 Driveway Permits to be able to access their property on both sides of the road – Rhoades acknowledged the question as interesting, and something to think about. Rhoades stated if this proposal proceeds, then a vertical plan showing topography and slopes would be required; and the Board would probably request a site visit. Rhoades reiterated for Konan to start discussion with the Road Agent.

Kemp brought up the Zoning Ordinance issue that was discussed at the Zoning Board Meeting last week – pertaining to the incorrect (not the most updated) version of the Zoning Ordinance being posted on the Town Website, and the format in which Exhibit A and all the proposed changes that are being voted on at Town Meeting were based on the incorrect version. Rhoades stated that we can get legal advice after the vote happens regarding if we can fix the Zoning Ordinance to reflect all previously approved amendments, or if the previously approved changes that aren't present on the version on the website need to be voted on again. *Rhoades asked Marsden to get all the approved changes on a version, get to all Members, and onto the Town website.

*Marsden to schedule the Brower Boundary Line Adjustment for 7:15pm at the next meeting on 4/12/21; Members Kemp, Rhoades and Falango are willing to meet in person for the Hearing.

A Motion (Falango/Konesko) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 8:10pm.

Respectfully Submitted,

Melanie Mars den/Admin. Assistant

THE REGULAR MONTHLY MEETING IS SCHEDULED FOR 4/12/21 AT 7:00PM VIA GOOGLE MEET AND TELECONFERENCE, AS WELL AS IN PERSON. The Brower Boundary Line Adjustment will take place at 7:15PM.