

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
June 7, 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 READ 8/2/21.**

ZBA Members present via In-person (IP), Google Meet (GM): Dennis Molesky/Chairman (GM), Joe Levesque (GM), Kevin Clark (IP), Mike Rau (IP), Joe Cartwright (IP) and David Konesko/Alternate Member (IP).

Molesky opened the meeting at 7:30PM. The 5/3/21 Minutes were reviewed. A Motion (Cartwright/Clark) was made to accept them as corrected. Motion passed.

A brief update on the John and Amanda Lyman situation took place. The Select Board has asked *Marsden to write up the conversation she had with Steven Buckley at the NH Municipal Association, so it can be reviewed, and the situation further discussed at their next Meeting on 6/8/21. *Marsden to send it to Charlotte Comeau and all ZBA Members. It was re-pointed out that the Right-of-Way issue had nothing to do with the Variance denial, as the proposal did not pass based on the structures location to Griffin Hill Road. *The Town is looking into the Right-of-Way, and will make a determination if it will continue to get plowed during the winter months.

An update on the Ken Vivo Amore lot on the bottom of Griffin Hill Road was given. Marsden has been in touch with him, and he told her he has located a 14X66 mobile home, and that he does not believe 12X66 foot long mobile homes are still available/made. He plans to come to Alstead on Thursday 6/10/21. *Marsden to offer to meet him after 3:15pm that day to go over in-person what he still needs.

The Board reviewed the fact that this is a grand-fathered lot (Article VI A Non-Conforming Uses), and Vivo Amore has the right to place a structure on the Lot. Under Article VI F 2&3 (Non-Conforming Buildings) there is the ability for Vivo Amore to erect a structure with additional encroachments, but *property lines need to be established. Marsden to tell Vivo Amore *to get a copy of the Deed or survey to help with the determination of the property lines. Marsden to *ask Zoning Officer/Allan Kauders to take measurements from the property line (traveled way) to the existing pad. On 5/2/21 Kauders denied the Building Permit filed by Vivo Amore.

An email from Sue Spencer Mitchell was reviewed regarding a tiny house. The Board discussed the fact that there is no current Ordinance that addresses these structures - *and it might warrant a discussion for the need for one. Originally Mitchell wanted to place her tiny house (which is located on a trailer and registered as an RV) on her sister's property for her to use at different times throughout the year. The Board discussed the fact that this issue could relate to Article VII Administration and Enforcement A 1 e – the Occupancy Permit section, which could limit occupancy use in a yearly time period; or it could just be treated like a structure that requires a Building Permit, and to meet all setbacks and other Zoning Ordinance requirements, with no restriction on use.

New Building Permits and 4 Demolition Permits were reviewed (#5-#16/2021).

*Marsden to send the updated Zoning Ordinance to all Members.

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A brief discussion about the site sketches on Building Permits took place. *The ZBA still needs to update the Building Permit; it was suggested to *add the sketch example from the ZBA Application to the Building Permit, in order to receive adequate information for each Building Permit.

At 8:55PM a Motion (Clark/Cartwright) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant