

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
February 10, 2020

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 3/9/20.**

PB Members present: Peter Rhoades/Chairman, David Konesko, Matt Saxton, MaryAnn Wolf, and Gordon Kemp.

At 7:30pm Rhoades/Chairman opened the meeting. The 1/13/20 Minutes were reviewed. A Motion (Saxton/Wolf) was made to accept them as corrected. Motion passed. Marsden reported that she had contact with Attorney Whitley regarding writing the Zoning Ordinance Warrant Articles; during the process of doing so, he noticed that the Public Hearing to accept the amendments was in January 2019, before last Town Meeting, and pointed out that a new Hearing needs to take place after the last Town Meeting day in order to proceed with the amendments as Warrant Articles the following year– so the amendments need to be on 2021's Warrant Articles.

It was noted that Glenn Elsesser is back working on the Town's CIP; and Member Wolf is working with him to better understand what he does. Wolf asked about building repairs, and if they should be added to the CIP. Saxton stated that there is a line item in the Town's operating budget that covered that. Saxton also stated that for an item to show up on the CIP, it should be the result of a separate Warrant Article, otherwise it was not a good idea to clutter up the CIP.

Discussion to start work on the CIP much earlier in the year (in April, after Town Meeting) took place. *Marsden to invite Elsesser to the April meeting to map out a working plan, so it does not come down to the last minute work in the Fall.

The Mapping Company presentation has not been rescheduled yet.

*Marsden to let Charlotte Comeau know that re-appointments by the Select Board need to be made for Members Rietmann (who is willing to remain on the Board), Rhoades and Kemp. *Marsden to check with Randy Rhoades to see if he wishes to remain as an Alternate to the Board.

Wolf mentioned that there are a few mobile homes located on a landlocked parcel off of Hill Road. It was noted that Steve D'Alessio had come before the Board last year about this issue, and they were told what was needed to happen in order to place 'A' mobile home on the parcel. Konesko, also an Alternate on the Zoning Board of Adjustment, stated that the ZBA only reviews the Building Permits periodically, *but it needs to happen more often. Building Permit 22-19 was reviewed from AT&T in regards to adding additional antennas onto the tower – it was decided that this Permit was all set, as when the tower was initially approved, there was still space allotted for more antennas – and that this Permit was notifying the Town of additional taxable antennas that were being installed.

A few emails Marsden had received regarding preconceptual issues were discussed. 1) A woman named Donna, from Connecticut, had called regarding the status of a lot on Gilsum Mine Road. It was the site of a former mine, but was now on the market. She was inquiring if it was a buildable lot, as they would like to retire up here. The Board emphasized that the burden was on her to look at the Zoning Ordinance, and to look into the status of the lot. It was suggested that *Jim Pecora's information be sent to her, as he is very familiar with that property. 2) A

man named Mark, from Washington, had called to inquire about a lot on the corner of Rhoades Road. He wanted to put 2-4 tiny houses on the lot, and enter into long term rentals with tenants. *He can be told that one house and an accessory house can be located on the lot; or the lot could be subdivided. He needs to be told that there could be driveway restrictions on the lot. 3) A man named Tom Cobb has inquired about an old mine property – *more information (Tax Map/Lot #) is needed. He could also *be sent Jim Pecora's information, and refer him to look at the Zoning Ordinance. 4) Kim Mastrianni was inquiring about Accessory Dwelling Unit requirements – she needs to be referred to the accessory structures section in the Zoning Ordinance.

It was noted that Rock Wilson/Zoning Officer has been invited to the ZBA meeting to review some Building Permit approval concerns, processes and a few questionable situations in Town.

A Motion (Saxton/Wolf) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 8:27pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant