

**ALSTEAD PLANNING BOARD**  
**POB 60, Alstead, New Hampshire 03602**  
**Phone/Fax 603-835-2986**

**MEETING MINUTES**

**June 5, 2017**

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 2/12/18.**

PB Members present: Peter Rhoades/Chairman, Matt Saxton/Ex officio, Joyce Curll and David Konesko. Hans Waldmann/Zoning Officer also present.

Rhoades/ Chairman opened the Meeting at 7:00PM. This meeting was being held prior to the Zoning Board meeting. Waldmann presented a letter from a lawyer representing Garnett, LLC over the concern that a pin was moved on property on Map #34, on Eel Rock Road, in East Alstead – which is an established 21' Right-of-Way for several lots on Lake Warren.. Waldmann explained that Robert Palmer had his backhoe equipment down to the lake and over the intermittent stream, and is trying to take over the 21' Right-of-Way. Palmer had actually conveyed the property to Remlap, which is owned by Palmer himself. Curll stated there is much confusion over the Deeds around the Lake, especially in that section – and that the Conservation Commission and the Lake Association are aware of these happenings. Curll stated that DES was reviewing Driveway Permits and the backhoe usage.

\*A question for the Town is -does anyone pay taxes on this lot? Rhoades stated that a driveway can not be put in within 10' of a property line. Rhoades stated this is partly a civil matter, but that the aggrieved party should request a cease and desist from the Select board to prevent further work being done. Saxton noted that Eel Rock used to be a public access to the Lake (the original owner provided this).

Janet Boucher, representing Blanchflower Lumber came to the meeting. Boucher explained that Blanchflower Lumber had two separate lots (12/24 & 12/24B), one of which was originally owned by Phil Warren, and was used as part of his farm. Blanchflower Lumber wanted to sell the original Warren Lot B back to Warren (who owns Lot 12/16), which Boucher felt was being treated as a separate Lot as it received a separate tax bill.

Rhoades stated he felt it was a separate Lot because there were shown as separate lots on the Town's Tax Maps, there were two separate deeds and two separate tax bill.s Saxton stated that the Board could require that Warren merge the Lot B to his other Lot. Rhoades stated that Lot B was a landlocked parcel, and they were not creating a new building parcel. A Motion (Saxton/Curll) was made to approve granting the parcel B to Phil Warren with the requirement of merging 12/24 Parcel B with Warren's lot 12/16. \*Warren would be required to provide the Board a Plan showing the merged lots, and for it to be filed at the Cheshire County Register of Deeds.

\*Marsden to verify with Town Clerk/Trish Anderson that there are 2 separate tax bills. Rhoades stated that the Board can't require a subdivision, as Parcel B was already a separate lot. At the time of the original sale the Board felt the wording “integral part” was strong enough language – even though now the Board would require the changes be shown on a plan that gets filed. A vote was taken – 2 agreed; Member Konesko abstained from voting, as he was concerned with the landlocked parcel, and the lack of paper trail that would result if this Motion passed – even though he did agree with the concept of this change occurring. \*Marsden to do a letter to the Warrens regarding the approval.

A Motion (Curl/Saxton) to adjourn the Meeting was made. Motion passed. Meeting adjourned at 7:35PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant