

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
December 14, 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 READ 1/11/21.*

PB Members present (In-Person/IP or Google Meet/GM): David Konesko/Acting Chairman (GM), Justin Falango (GM), Chris Rietmann (GM), Joyce Curll (GM), Gordon Kemp (IP) and MaryAnn Wolf – via teleconference.

Konesko/Acting Chairman opened the meeting at 7:03PM. Member Falango was made a Full Member for the purposes of this Hearing. The Zoning Ordinance Public Hearing was opened at 7:03PM.

Article II Definition for a new category - Event Center, and the proposal to put this new category into the Table of Allowable Uses, was agreed upon by All Members present.

Discussion ensued on the Article III Establishments of Districts and District Regulations, as it pertained to Section III E 3 a&b, and the establishment of Right-of-Way and required setbacks. Falango expressed a concern with keeping the setbacks similar to what exists now; and also recognized that there was not a lot of new construction occurring that would be affected by this. Konesko stated that the purpose of this amendment originated a few years ago – and the intention was to make it easier to measure from the center line vs. the edge of the traveled way; pointing out that a person could pursue a Variance through the ZBA if their setbacks fell within the required distance. Konesko proposed to accept this proposal as written – as it was approved this way in January 2019, but did not make it on the ballot as a warrant article. Falango/Kemp made the Motion (it was later withdrawn). Rietmann stated he had a lack of understanding what the impact would be if this wording was changed, and wanted further discussion. Discussion continued about the need to know what the current Right-of-Way's are. Marsden reviewed the 9/10/18 Minutes where this discussion began. Wolf and Kemp liked the point Falango made. A Motion (Falango/Kemp) was made to change the required distance from any new building to the center line of the traveled way from 50 to 40 feet for Article III E 3 a. Motion was later withdrawn. Konesko pointed out that there might need to be additional distance to ensure the measurement from the center of the traveled way does not fall within the Right-of-Way. Konesko stated he had provided Alan Dustin/the former Zoning Officer, information on the Right-of-Way distances in town. Falango inquired if the front property line should lie less than 40-feet from the center of the traveled way. *Falango will further look into this proposal, as a whole; Konesko reminded him that the center of the traveled way may not be in the center of the Right-of-Way – Falango made note of that.

Article IV Non-Conforming Uses and Non-Conforming Lots was reviewed. A Motion (Kemp/Falango) was made to accept as written. Motion passed.

The new Article VII G 2 b Lodging House proposed wording change was discussed. Rietmann expressed his suggestion of keeping it as read; that there was no reason for concern to change this. Kemp proposed to remove the wording 'tourist homes' and to keep the rest as written. A Motion (Wolf/Curll) was made to keep the Article as written. Wolf and Curll voted yes; Falango, Kemp and Rietmann voted nay. Motion did not pass. A Motion (Kemp/Rietmann) was made to remove the wording 'tourist homes'. Kemp and Rietmann voted in favor; Member Falango voted nay; Members Wolf and Curll voted nay, and wanted it to remain as written. Falango mentioned he remembered Rhoades/PB Chairman explaining a concern for equal enforcement, and with a wording change, there will then be a mechanism to address such an issue. Kemp stated it was important to clarify this issue, as the only thing to trigger this will be complaint driven. Curll expressed a concern on how this will affect summer rentals, as well as septic systems. Kemp proposed to increase the number of days allowed and to get rid of the term 'tourist homes'. Rietmann did not feel this proposal was explained enough, and needed clarification. Konesko inquired what the difference was between a rental vs. family members coming to stay.

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As a whole, the Board decided to continue this Hearing, and further discussions, until 1/11/21. *Marsden to check with Charlotte Comeau to ensure this continuation still fell within the required time frame to have any proposals approved made into a Warrant Article for the upcoming Town Vote in March.

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

Respectfully Submitted,

Melanie Marsden/Administrative Assistant