

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
October 5, 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 11/2/20.**

ZBA Members present via Zoom(Z) or in-person (IP): Dennis Molesky/Chairman (IP), Joe Levesque(Z), Joe Cartwright (Z), Mike Rau (IP), Kevin Clark (IP) and David Konesko/Alternate Member (Z).

Molesky opened the meeting at 7:30PM.

Paula & Tim, and Travis, Ellis were present via Zoom. They are interested in purchasing property on 90 Vilas Road (Lot 2A), and running an Inn and Bed and Breakfast with the caretaker house (120 Vilas Road) and the main house (63 Vilas Road). They had been reaching out to Marsden and Levesque with questions they had.

Molesky confirmed that the use is allowed in Town with a Special Exception. They inquired about the commercial status of the property – Molesky explained that pertained to a grandfathered situation for the current owners; and that a Special Exception would be required for a new use. Molesky reviewed the Special Exception criteria.

The Ellis' plan to submit a Special Exception application soon. It was determined that the property is located in the Rural Residential District. The Ellis' pointed out that a 100 square foot piece of property is located in Langdon (and contains one of the wells on it). The Tax Maps were reviewed and it was determined that Lots 2, 2A, 2B, 8 and 1 - on Tax Map 10, as well as Lots 120 and 117A - on Map 11, were Abutters to the property.

*They were told that they needed to contact the Town of Langdon to get the Abutter information from them.

*Molesky stressed the importance of including good maps with the Application.

There will be a joint meeting on 10/12/20 with the Planning Board to discuss Zoning amendments. Cartwright and Clark stated they could not make it; Molesky, Rau, Levesque and Konesko plan to attend.

A few requests for information had been received, and were reviewed. Katie Beam is inquiring about Map 12 Lot 24 (showing 35-acres) on 59 Library Avenue. Her request for using the space commercially with an office and plumbing supplies was deemed to fall under Warehousing and Distribution.

*Marsden to check with Town Clerk or Admin. Assistant to the Select Board regarding as to why the property is still showing 35 – acres, as there was a change in 2018 concerning Lots 12/24B and 12/16 with property owners Blanchflower and Warren.

Molesky stated that the Quaglins, on Lake Warren, have a new septic design, but in order to use it they would have to move an existing shed that they previously received a Variance for. They wanted to know if they needed a new Variance, and if they could request it ahead of time, before doing the work. The answer was yes to both parts.

*Marsden to ask the Municipal Association if a special Exception goes with the land (not the owner) as a Variance does not. *Marsden to let Molesky know after she finds out.

*Levesque will ask at the mappers presentation at the Select Board meeting the following night if/when the maps go digital, will the changes show up immediately, or on a yearly basis? Rau plans to attend the meeting too.

An email was received from Kelsey Peterson regarding what district Map 521 falls into. *Marsden to send her a .pdf of the Tax Map and tell her its in the Rural Residential District.

*Marsden to call back Kim Matson and Hannibel Handy, who were both inquiring about rental properties for sale in Alstead. It was determined that the 4 apartment unit was grandfathered rental, but a Special Exception was never requested, nor granted, for the 3 rental dwelling – that is listed as a single family home.

At 8:38PM a Motion (Clark/Cartwright) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

The next regular meeting is on Monday, 11/2/20 at 7:30PM via Zoom Meet or in person at the Alstead Municipal Offices.