

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
January 4, 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 2/1/21.**

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

Molesky opened the meeting at 7:30PM.

The 12/7/20 Minutes were reviewed. A Motion (Cartwright/Clark) was made to accept them as corrected. Motion passed.

The two emails from the 12/7/20 Meeting were reviewed. Travers had requested more information - *Marsden to provide Sign Ordinance information to him. No response from Bryenton yet.

Kauders/new Zoning Officer had not been invited to the January Meeting - *Marsden to invite him to our February Meeting – but to let him know of the Google Meet option in the event he does not want to come in-person. Levesque shared contact information with Marsden.

As follow-up on the #26/2020 Building Permit – Wilson passed it on to Kauders/new Zoning Officer to follow-up on. *Levesque to follow-up with this issue at the 1/12/21 Select Board Meeting.

An email (12/30/20) was reviewed with preconceptual questions from Mike Wilson – he is interested in the 63 Vilas Road (Map 10/Lot 2a) property, and he owns a spray foam company, and wants to know if the oil business is a grandfathered use, and if it was conveyable. The Board discussed this, and Article VI A Non-Conforming Uses, but concluded that the business/use is different from what is grandfathered. Molesky feels Wilson's business seems to fall under Warehousing and Distribution, which is in the same category – which could technically be grandfathered – but since the property has been subdivided, and the business is located on Lot 2, it is not conveyable. Wilson also wants all the information on the recent Special Exception approval for a Bed and Breakfast and Event Center/camping on the property. *Marsden to suggest he attends the next meeting so the Board can better understand his business and request.

Levesque notified the Board that Prescott Trafton/Road Agent is looking into taking away the Scenic Road classification on Camp Brook Road. The feasibility of doing this is being looked into by the Select Board.

Konesko brought up the status of the continuation Zoning Amendment Hearing on 1/11/21 – mentioning that there was a lot of discussion, and confusion, about the proposed changes – even on the two that had been previously approved. *Marsden to forward all Members Planning Board Member Gordon Kemp's recent email, as well as the 12/14/20 Meeting Minutes when the Hearing was held. (Marsden to get Member Clark a hard copy). Konesko stated that most of the Town and State roads have a record on their known width – and that he had shared this information with Alan Dustin (a previous Zoning Officer) in the past – Konesko will look for the information again to share with Kauders. Konesko stated that it would be difficult for the Zoning Officer to measure from anything other than the property line.

The ZBA Members were encouraged to attend the 1/11/21 Continuation Hearing.

At 8:30PM 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, 2/1/21 at 7:30PM via Google Meet or in person at the Alstead Municipal Offices.

****The Zoning Ordinance Continuation Public Hearing meeting on 1/11/21****