

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
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**MEETING MINUTES**  
**April 4, 2022**

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 5/2/22.**

ZBA Members present: Dennis Molesky/Chairman, Mike Rau, Kevin Clark, Joe Levesque and David Konesko/Alternate Member. Zoning Officer/Allan Kauders was also present.

At 7:30pm Molesky/Chairman opened the Meeting. Craig Carrier was present to ask about putting an above-ground pool where an in-ground pool had once been located. \*He was told he needed a Building Permit – he is getting one on-line. The 3/7/21 Minutes were reviewed. A Motion (Clark/Rau) was made to accept them as corrected. Motion passed.

At 7:45PM, the Public Hearing for Application #1/2022 for a Special Exception for Peter and Carol Renzelman of 468 Alstead Center Road, Alstead, NH, for property located on Tax Map 28, Lot 10, was opened. The Hearing was concerning Article VII Section G 2 a iii Conversion of Existing Buildings to Two-Family Use.

Abutters and interested persons in attendance: Dan Bartlett/Architect. Peter and Carol Renzelman were both present. Molesky read aloud the Application, and the Checklist was deemed complete. A Motion (Rau/Clark) was made to accept the Application as complete. Motion passed. Member Konesko was appointed a Full Member for the purposes of the Hearing.

P. Renzelman explained that they want to create a co-housing situation to share in the costs of home ownership, upkeep, to assist in aging in place and to share in the cost of adaptations as needed. He further explained that the design was mostly in keeping with the original footprint in the 54'X20' ell; that some of the square footage was being reduced, but the ell would be constructed in a straight line. Molesky commented that the setbacks on all sides were ample. P. Renzelman spoke on the approved septic system for 5 bedrooms, and rated at 750 gallons/day. He explained that the new ell would have one bedroom, and there was the potential for four bedrooms in the original house.

At 7:55PM the Hearing was closed, and the Deliberations were opened. All Members discussed the criteria:

Regarding Criterion A – there was no discussion; everything was adequate

Regarding Criterion B – Members felt that it was met

Regarding Criterion C – discussion about there being good driveway access, and a minimal increase in vehicles

Regarding Criterion D – Members felt this was met with the new approved septic system

Regarding Criterion E – n/a

At 8:05PM a vote of the Full Board (5 Members) took place.

As it pertained to criterion A) The proposed use is in an appropriate location by virtue of the adequacy of public roadways and the nature of surrounding development and land uses – Members Molesky, Rau, Clark, Levesque and Konesko agreed it was; this Criterion passed unanimously.

As it pertained to Criterion B) the granting of the Special Exception would not reduce the value of any other property in the area, nor otherwise be obnoxious, injurious or offensive to the neighborhood – Members Molesky, Rau, Clark, Levesque and Konesko agreed it was; this Criterion passed unanimously.

As it pertained to Criterion C) No nuisance or hazard to vehicles or pedestrians will result from the granting of the Special Exception – Members Molesky, Rau, Clark, Levesque and Konesko agreed it was; this Criterion passed unanimously.

As it pertained to Criterion D) Adequate and appropriate facilities will be provided for the proper operation of the proposed use – Members Molesky, Rau, Clark, Levesque and Konesko agreed it was; this Criterion passed unanimously.

Criterion E) Additional reports or studies may be required by the Board including but not limited to traffic; High Intensity Soil Survey; parking; storm water, erosion and sediment control; and fiscal and environmental impact analysis was not discussed. N/A

Molesky stated the Motion unanimously passed for this Special Exception Application. A Notice of Decision was given to the Renzelmans.

Old Business:

1) Zoning Officer/Kauders spoke on the Berringer situation, and the need for them still to get an approved Building Permit. Kauders is only waiting on the approved septic system information. \*Kauders to re-visit them to see if any progress has been made.

2) No word from Sunny Meadow Farms and Larry Plaisted. The parking lot for the stand is located on the approved State driveway for the neighboring lot that is out behind the stand.

3) Levesque updated the Board that the owner of the mobile home in violation on Gilsum Mine Road finally reached out to the Town to do things right and keep the structure there. Kauders to follow up on that situation, as it was determined under the Table of Allowable Uses that no manufactured housing is allowed in the Lake District. \*Molesky stated that the owner could apply for a Variance.

4) The house and driveway in violation on Walpole Valley Road has had some new activity. A friend (Chuck Wise- who works with zoning in Rockingham VT) of the owner (John Watson) has been in contact with Marsden to get clarification on the situation; he has also reviewed the Subdivision files and the Driveway requirements that were a condition of the subdivision approval. Wise told Marsden that the owner planned to submit a Building Permit and a Driveway Permit.

\*Marsden to check with Julie Bacon/Town Clerk and Prescott Trafton/Road Agent about the address, which is listed as 500 Walpole Valley Road. Member Rau stated that a book showing all assigned 911 addresses can be requested from Mutual Aid - \*Marsden to tell Bacon and Trafton this. Rau also stated that Alstead should have 2 registered persons in town who can assign addresses.

Kauders asked if Driveway Permits expire? Trafton has told him they are good for one year, and then the landowner would need to re-apply for a new permit.

5) Building Permit #1/2022 (Shultz) is now all set.

6) regarding Building Permit #37/2021 (Howard) Kauders is still trying to follow-up with her, and she has not gotten back to him recently. Kauders has spoken to her contractor (Bob) who recommended he go through him. The situation was discussed, and the Building Permit reviewed – \*it was determined that a Special Exception is required for this situation.

Kauders mentioned he had some ideas for expanding on the Building Permit - \*he plans to work up a draft and share with the ZBA to discuss.

7) the new Google Meet, with no time limit, should be all set and on the Town website correctly. It has yet to be tested.

#### New Business:

1) Florence Kirk had emailed about her situation – she ended up not notifying the Town and assessors about reverting back to a two—family dwelling, as her circumstances have changed, and she plans to sell the property. Kirk is leaving it as being changed to a single family dwelling.

2) an email from Manfred Rehm was reviewed. It ends up his property is in Langdon, and he needs to contact that town. \*Marsden to respond to him.

3) Marsden got some answers from the NH Municipal Association on some questions the ZBA had:

- conditions can be attached to a Special Exception
- how each Member votes in a decision should be listed in the Minutes of the Hearings
- the ZBA can set their own Application fees
- A Select Board member can be on the ZBA; if someone is before the ZBA appealing an Administrative Decision, the Select Board member needs to recuse himself from voting

4) Kauders would like to see the Floodplain Maps - \*Marsden to get them out for him. Levesque said that \*FEMA is re-doing the floodplain maps as the Town never rebuilt Cooper Hill Road.

5) An email from Owen Miller was reviewed regarding his hope to increase his coffee roasting business, specifically to use a larger roaster. The Board discussed his situation and deemed it to still fall under Home Occupation, and \*Marsden to let him know he's all set. He is located in the Village District. It was pointed out that if this was not considered a Home Occupation, it would have to be considered Industry – and the only issue is the roasting smell is an external indicator.

6) Three Members -Molesky, Rau and Levesque need to be sworn in with the Town Clerk for another term.

7) Gordon Kemp was in attendance, and had brought a gentleman with him (Max Zurmuhlen) who may be interested in getting more involved with the Town. Marsden sent him the upcoming Land Use Boards training sessions information.

A Motion (Clark/Rau) was made to adjourn the Meeting. The Meeting adjourned at 9:20PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board