

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
March 7, 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 4/4/22.**

ZBA Members present: Dennis Molesky/Chairman, Mike Rau, Joe Levesque, and Kevin Clark.

At 7:30pm Molesky/Chairman opened the Meeting. The 2/7/22 Minutes were reviewed. A Motion (Clark/Rau) was made to accept them as corrected. Motion passed.

Follow-up on Old Business:

-93 Griffin Hill Road, garage built without a Building Permit; Berringer was getting one we last heard from Allan Kauders/Zoning Officer – did he?

-still no word back from Larry Plaisted regarding Sunny Meadow Farms and a Special Exception request for Map 22 Lot 12. It was noted that Plaisted was back from Florida. The driveway for the business is actually located on Map 22/Lot 12A;

-Mobile Home on Gilsum Mine Road – the Cease and Desist has expired; the Town plans to auction it off/haul it away – and put any monies collected toward back taxes;

-a letter has been sent regarding the need for a Driveway and Building Permit for the Walpole Valley Road situation; *Marsden to follow up with the new Select Board Admin. Assistant and to give them the files that show the correct/approved driveway designs;

-there was an email question from another Realtor regarding the Blanchflower property with the cell tower on it; it appears to have gone under contract. Marsden had responded to a different Realtor after the February meeting;

-emails from Kauders/Zoning Officer regarding follow up on Building Permit #1/2022 and #37/2021. Kauders responded to the #1/2022 as it referred to the Berringer need to get a Building Permit; but the Board had requested setback information for the Rebecca Shultz Building Permit that had been previously approved. *Marsden to reach back out to Kauders on that. *Marsden to also clarify with Kauders the need for Building Permit #37/2021 to gain a Special Exception before the Building Permit can get approved;

-Marsden never heard back regarding the Google Meet link that the Select Board use that does not expire after one hour. *Marsden to re-check into.

New Business -

-discussion regarding making sure that Building Permits are submitted with complete information (especially regarding setbacks) by Applicants; *Marsden to email Kauders/Zoning Officer back about his suggestions on

how to remedy this ongoing problem (1st – have front office try to not accept an incomplete Application, requesting the Applicant fill it out completely; 2nd – Kauders can attach a paper noting his measurements of any missing information);

-an email from Chris McLaughlin was reviewed concerning lots on Newell Pond, and the ability to build on them. *Marsden to respond to him to review Article VI Section E regarding Non Conforming Lots, and the need to apply for a Variance;

-an email from Scott Kurz was reviewed regarding records of well depths; Marsden had also asked Peter Rhoades/PB the same question – and he said the State has well depths, but the Town's Master Plan has the aquifer maps. *Marsden to respond to Kurz;

-an email from Diane Smith was reviewed regarding Map 22 Lot 12A, property owned by Laurie Plaisted. Smith was inquiring if this was a recreational lot (no such thing in Town) and about road frontage requirements. *Marsden to respond to her;

-outside of a meeting Kauders/Zoning Officer had conferred with Member Levesque and Chairman Molesky regarding if a Building Permit was needed for a wheelchair ramp – as no mention of that requirement is in the Zoning Ordinance. It was determined that a Building Permit is not needed for a wheelchair ramp;

-Marsden shared information regarding the PB&ZBA Spring Conference on 4/30 and 5/7; *Marsden to forward the information to Member Levesque, who has found this to be informative in the past;

-Molesky brought up the discussion regarding how the Board should Deliberate during Public Hearings – should there be a preliminary expression of opinions, and then discussion of those different opinions? It was generally felt that a lot more discussion needed to take place before voting.

A Motion (Clark/Rau) was made to adjourn the Meeting. The Meeting adjourned at 8:20PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board