

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES

November 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 12/5/22.**

ZBA Members present: Dennis Molesky/Chairman, Mike Rau, Joe Levesque, Kevin Clark and David Konesko/Alternate Member. Gordon Kemp was also in attendance.

At 7:30pm Molesky/Chairman opened the Meeting. The 10/3/22 Minutes were reviewed. A Motion (Clark/Rau) was made to accept them as corrected. Motion passed.

Molesky stated that he had run into Jodi Kercewich and spoken briefly about the Sunnyside Meadow Stand, and she mentioned she and Larry Plaisted were planning on applying for the required permit this coming Spring.

Demolition Permits and Driveway Permits were reviewed to date for 2022 – the 6/15/22 Driveway Permit for Jean Dignus had not been signed by the Applicant. Building Permits #27-33 were reviewed. *#22 is still missing.

*It was mentioned that the Driveway Permit should say street number, not name of the road. *The Planning Board had begun to update that form.

The Budget for next year was discussed – it was decided to increase the postage line item to \$600 next year, as activity has resumed with the Boards, after several quiet years of minimal Applications. All other line items to remain the same. *Marsden mentioned that a computer for Town PB/ZBA business is needed, as her personal computer is in need of being replaced, and she was not sure what direction she was going in as far as replacing hers. *Joe L. to look into pricing of a laptop for this purpose.

*Marsden still needs to check into pricing for advertising rates from both the Vermont and the Monadnock Shoppers.

A few emails/telephone inquiries were discussed:

-Ross Jackson called/emailed about doing hydroponic farming from freight farming containers on Map 59/Lot 8, a 20.34-acre lot with 400-feet of road frontage. It was discussed, and determined to be allowed as it is agricultural use, but he would need a Building Permit for the freight units if they are larger than 120 square feet. If he wants to put a second house on the lot in the future, he would need to go through the subdivision process.

-Dan Branco called about purchasing a lot at the end of Murphy Hill Road where the Class VI section begins. He wants to cleanup the lot and build a small log cabin for hunting. He wants to live in a camper while he works on building the cabin, possibly up to 3-4 days a week. *Marsden to tell him about Article VIIAe where 120 days are allowed (26 weeks of good weather, 4 days a week only amounts to 104 days).

-Lisa Orten called about the process for adding water and a bathroom to a large attached garage (shop).
*Marsden to direct her to the State of NH regarding septic system requirements; and to ask her where the property is, and see if the 'Use' of the building is changing – which could require a Special Exception.

-Owen Diamondstone Kahout called about what it takes to put a subordinate building onto a property that already has a house on it. *Marsden to direct him to Article IV B 1 or 2, as he said the property can not be subdivided further, as there is inadequate road frontage. If a shared driveway is put in, required road frontage is still needed. A private road can be made onto the property that meets Town Standards to allow for additional Lots.

A Motion (Clark/Rau) was made to adjourn the Meeting. The Meeting adjourned at 9:00 PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board