

**TOWN OF ALSTEAD  
MEETING OF THE ZONING BOARD OF ADJUSTMENT  
FEBRUARY 5, 2024, at 7:00 PM  
ALSTEAD TOWN OFFICE**

Zoning Board Present: Dennis Molesky; Chair; Kevin Clark; Joe Levesque; David Konesko (alternate)

Staff Present: Ahmad Esfahani

Others Present: Kristen Murphy, Gretchen Snow

**CALL TO ORDER:** Molesky opened the meeting at 7:00 p.m.

**MEETING:**

Levesque questioned the status of Rau as a member of ZBA. Molesky stated he would try and contact him.

Molesky stated that Snow was present representing the Timber Framers Guild. Molesky introduced those at the meeting to Snow. The guild wants to build temporary housing for instructors who come to the Heartwood School. Snow stated that most courses are 5-7 days, with a few that are 3 weeks.

Snow stated that the Heartwood school is an associated non-profit. Snow stated that instructors come from all over the country, and that it would be good to have accommodation for these instructors. Snow stated that they hope to build to the International Commercial Code.

Molesky asked how many instructors would be there at one time, Snow responded with “two”. Snow stated that the school has 2-3 interns at any time that help to take care of the property. Snow stated that they are hoping to make it to where the school is self-sustainable.

Clarke asked how many students per class, Snow responded “around twelve”. Molesky stated that short-term lodging is not specifically addressed on a commercial site. Molesky stated that commercial building for nine or fewer guests could be permitted with the approval of a special exception. Molesky commented that they could apply for a special exception to do what they have planned. Levesque commented in agreement. Molesky stated that they need to demonstrate they can supply adequate systems.

Clarke stated that he believed there was plenty of parking available. Snow asked if there needed to be an inspection by a septic designer. The Board responded in the affirmative. Snow stated there are 3 restrooms in the building presently.

Konesko commented that he agreed in recommending a special exception application. Molesky commented that the application was on the town website, and that it needed to be within 3 weeks of the hearing. Molesky directed Snow to the town website to find the necessary information and fees for the application. Molesky advised Snow that it would be Ted who would be the applicant. Molesky read the special exception requirements to Snow and those present. Snow thanked those in attendance and left the meeting at 7:17 p.m.

**MEETING MINUTES:**

Molesky reviewed the minutes of December 6, 2023. Molesky read the minutes and made revisions. Clark motioned to approve the minutes as corrected. Konesko seconded the motion. With Molesky, Konesko, and Clark in favor, the motion was approved.

Molesky commented that event center was added as a new category three years ago, but the document should say allowed with special exception. Molesky asked where the amendment would be found. Levesque stated he would email the relevant information regarding the warrant from a previous town report when he gets home. Levesque discussed the internet infrastructure being installed within town. Levesque reviewed the town deliberative that occurred on the previous Saturday with those in attendance. Levesque disclosed that the town received a MAST grant of \$13,000 for an engineering study to look at installing a sidewalk from Vilas School to Shedd-Porter Library.

**ADJOURNMENT:**

Molesky inquired if there were other business to come before the ZBA. There was none. Clarke motioned to adjourn at 7:37 p.m. Levesque seconded the motion. With Molesky, Levesque, Konesko, and Clark in agreement, the motion passed.

Respectfully submitted,  
Ahmad Esfahani