

**ALSTEAD PLANNING BOARD**  
**POB 60, Alstead, New Hampshire 03602**  
**Phone/Fax 603-835-2986**

**MEETING MINUTES**  
**November 13, 2017**

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 12/11/17.**

PB Members present: Peter Rhoades/Chairman, David Konesko, Joyce Curll, Matt Saxton, Tim Noonan, Gordon Kemp and Chris RietmanN.

Rhoades/ Chairman opened the meeting at 7:00PM. First order of business was voting of positions. A Motion (Saxton/Curll) was made to nominate Rhoades as Chairman again. Motion passed. A Motion (Saxton/Rietmann) was made to nominate Konesko as Vice Chair. Motion passed.

Glen Elsesser/Alstead Advisory Budget Committee (AABC) was present to review/discuss the Capital Improvement Plan (CIP) that he and the AABC, had been working on. Rhoades, for new Member Kemp's benefit, explained that the Planning Board was charged with overseeing the CIP, but the AABC - and specifically Glenn Elsesser, really do a lot of great work on it – and Elsesser presents to the Board for comment.

Elsesser reviewed the CIP in it's entirety; he also briefly touched on the option of considering more risky long term investments for the Capital Reserve Funds, and that all the funds are invested rather conservatively now. Elsesser stressed the importance of working on the Town's infrastructure as a priority. Elsesser stated he would like to see a Highway Department Project Capital Reserve Fund created of \$5K – as there are several larger culverts in need of being replaced (example – Bell Hill) – and that he is speaking at the Selectman's Meeting the following evening about this matter. Elsesser was thanked for his extensive on the CIP!

Steve Schopmeyer/Real Estate Agent was present to discuss the Map 23/Lot 14 parcel, located on Hill Road, that is landlocked – the owner is trying to sell, but the buyer wants to know if it is a building lot. There is a ROW to the parcel. Schopmeyer came before the ZBA the previous week. Rhoades explained that according to RSA 674:41 the lot is not considered a building lot – unless the owner could convince the Select Board to allow a Building Permit on a private road (and that if the Select Board considered this as an option, they would first seek input from the Planning Board on this matter). Schopmeyer brought up the point of Pump House Lane and Eel Rock as being private roads, but Building Permits get issued on those.

Schopmeyer asked for clarification on this matter – Rhoades explained that he would need to ask the Select Board if this was a possibility; the Select Board would then ask for a recommendation from the Planning Board; if the Select Board approved a private road – then the owner would need to purchase 75' of frontage from an Abutter. \*Marsden to do a letter to Schopmeyer to this effect. The RSA 674:41 was reviewed, and the only provision under which they could build was under section 1 (d) 1 – by going to the Select Board.

The 10/9/17 Minutes to be reviewed at a later time. Member Curll took Minutes for Marsden that night. The 9/11/17 Hearing Minutes were reviewed. A Motion (Rietmann/Kemp) was made to accept them as corrected. Motion passed.

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Marsden stated she had a new town email address, and would be using it henceforth to contact Members, and to conduct town business.

A Motion (Rietmann/Noonan) to adjourn the Meeting was made. Motion passed. Meeting adjourned at 9:15PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

**THE NEXT REGULAR MEETING IS SCHEDULED FOR 12/11/17 AT 7PM AT THE ALSTEAD TOWN OFFICES.**