

ALSTEAD PLANNING BOARD
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Phone/Fax 603-835-2986

MEETING MINUTES
December 11, 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. **APPROVED AS READ 1/8/18.**

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

Konesko/ Chairman opened the meeting at 7:00PM. First order of business was reviewing the 11/13/17 Minutes. A Motion (Curll/Saxton) was made to accept them as corrected. Motion passed.

Rietmann brought up some new business, pertaining to the fact that because he sells sheds, he is aware that each town's Zoning Ordinance has a different allowance for what size accessory structures can be placed without requiring a Building Permit – and he has found 120-700 square feet in different towns, with approx. 200 square feet to be the most common. To the best of his knowledge, Keene and Alstead are the only two towns with 120 square foot accessory sheds allowed without obtaining a Permit. Rietmann inquired to the Board on what they would think about changing the allowed size from 120 to 200 square feet. Saxton stated that zoning was voted in town to protect Abutters, and he feels the Building Permit process is designed to get the structure on the tax list records, more than it is about the Applicant asking for permission to build something. Saxton also pointed out that setbacks are required regardless of the size of a structure, and whether a Building Permit is needed or not.

Kemp stated he did not agree with the 120 square foot size (he felt it was a size chosen arbitrarily), and recommended it being increased to a 1000 square feet. Saxton, again stated that he felt the Building Permit was like a notification. Kemp asked then why are people required to pay for the Building Permit; and suggested that if someone was erecting a structure 120 square feet or less, then the Permit fee should be waived.

Rietmann stated that Alstead's Zoning Ordinance does not define accessory building and dwelling units well (Rietmann stated there were some new State RSA's pertaining to accessory dwelling units). Rietmann and Kemp felt the Permit process was onerous, and would like to see the size structure allowed to be raised to 200 from 120 square feet; or there be no fee for 120 or less square foot structures. Rietmann proposed a change to the Zoning Ordinance to Article VII Section A 1: a & b, specifically modifying the square footage from 120 to 200 for an accessory building. A Motion (Rietmann/Kemp) was made. Rietmann stated he feels Alstead needs to be more in line with other surrounding towns. There was discussion as to what was required/ and timing to post notices for the required Public Hearing. A vote was made – 2 for (CR and GK) and 2 against (JC and MS – who wanted to wait to have Peter Rhoades a part of this discussion) and one abstainment (TN).

Kemp stated he really thought the town's Zoning Ordinance needed to be cleaned up.

A Motion (Rietmann/Kemp) to adjourn the Meeting was made. Motion passed. Meeting adjourned at 8:38PM.
Respectfully Submitted,

Melanie Marsden/Admin. Assistant

THE NEXT REGULAR MEETING IS SCHEDULED FOR 1/8/18 AT 7PM AT THE ALSTEAD TOWN OFFICES.