

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
June 8, 2020

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 READ 9/14/20.**

PB Members present for the Zoom Meet/teleconference call: Peter Rhoades/Chairman, David Konesko, Joyce Curll, Chris Rietmann, Gordon Kemp, Matt Saxton, and Alternate Justin Falango.

Rhoades/Chairman opened the Meeting at 7:00PM. Kenyon Nesbit was attending via Zoom Meet with a preconceptual question. He owns property on 62 Cobb Hill Road (the old Clark farm), and he is proposing an event center – with a 1.5 story old Colonial style homestead and public restrooms. This proposal is for the future. Saxton pointed out that the existing house was non-conforming, as it was too close to the road – and created quite a blind spot pulling out into the road. Saxton stated placing a new house further back could improve the situation. Rhoades stated Site Plan review might be needed; but overall knows nothing to prevent this from happening. Nesbit stated he was aware of at least one other place like this in Town. Rhoades stated the Board needed to look further into this matter.

At 7:20pm, the #1/2020 Public Hearing for Michael and Katherine Nerrie was opened concerning a boundary line adjustment request of land located on 507 March Hill Road, Alstead, NH, Tax Map #53, Lot #6. Joe DiBernardo of DiBernardo Associates/Land Surveyor was present via Zoom Meet on the Applicant's behalf, along with Michael Nerrie. The Board reviewed the Application for completeness. At 7:35pm a Motion (Saxton/Rietmann) to accept the Application as complete was made. Motion passed. There were no Abutters present.

DiBernardo presented the proposal, stating that a portion of parcel 53/6, 1.69-acres in size, with frontage on March Hill Road is being split off to sell to Alicia Keller (Lot 53/8). Keller's Lot then becomes 6.26-acres in size, with 227.08 feet of road frontage on Walpole Valley Road– no change. There will be 19.01 acres left on the Nerrie Lot, with 874.04 road frontage on March Hill Road. There is still a small 1-acre land-locked piece in the middle of Keller's lot, owned by Timothy Vaine. Vaine has a Right-of-Way across properties owned by Rathke and Nerrie.

A Motion (Saxton/Rietmann) at 7:30PM was made to close the Hearing. The Deliberations were opened. There was no discussion. A Motion (Kemp/Saxton) was made to close the Deliberations. A Motion (Saxton/Kemp) was made to accept the proposal as presented. Motion passed. DiBernardo will send in the Mylar , with a pre-paid postage mailing tube. *Marsden will notify Rhoades and Konesko when the Mylar is available to be signed.

Discussion returned to the Nesbit event center. Nesbit explained the first step he plans on doing is to build a new building to replace the existing house. He plans to include restrooms and showers in it. Rhoades reviewed the Town's Table of Permitted Uses in the Zoning Ordinance and felt this proposal could fall under Commercial Recreation Facilities. *Rhoades stated the Board needed more time to think about what category this could fall under. Discussion that Site Plan Review would be required if the building is a commercial use.

*Saxton stated the Zoning Ordinance should include a use of 'recreation events' allowed with a Special Exception. *Marsden to add it to the upcoming year's discussion with amendments.

Saxton expressed a concern with the entrance into the Lot. Site Plan Review would cover the entrance concern. *Marsden to look up the East Alstead situation to see the process that happened with the wedding event location. Rhoades felt the Nesbit proposal would need to go to the ZBA first to seek approval for the use; then it would go before the PB for Site Plan Review for the structures.

Discussion about an email received regarding the former Blanchflower lumber yard took place. A realtor is trying to sell the property, and Wolf was asking the PB to see if they had any suggestions on what should be there. Saxton suggested affordable workforce housing. Falango stated it would depend on what the market would support – and suggested possibly a hotel or B&B. Saxton stated there is only one entrance in and out, which could be a concern. Rhoades stated the Lot is zoned Village and Rural Residential. Saxton asked if there was an interest in re-zoning the entire Lot as Village – as that could help if workforce housing were to go in. Rhoades stated that the Lot owner could make such a request, and it would need to go before Town voters. Saxton stated that if the Town were to do it, that would be acting pro-actively to entice buyers. Curll, Kemp and Falango agreed. *Marsden to let Wolf know about the workforce housing discussion.

Kemp wanted to discuss about getting back to in-person meetings next month. Curll stated she preferred to attend via Zoom Meet or a Teleconference call because of health concerns. *Marsden to offer all options – and Members can make up their own minds.

A Motion (Saxton/Kemp) was made to adjourn the Meeting. The Motion passed. Meeting adjourned at 8:30PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant