

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
February 3, 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 corrected 3/2/20.**

ZBA Members present: Kevin Clark/Acting Chairman, Mike Rau, Joe Levesque and David Konesko/Alternate Member; Member Molesky was available via phone.

Clark opened the meeting at 7:35PM. Marsden reported that Zoning Officer Rock Wilson had been invited to the meeting but she had not heard back from him.

Marsden had received two phone calls with questions from persons regarding building lots. The first was from a woman named Donna Cloutier from Connecticut, regarding property on Gilsum Mine road. The property had been mined in the past (Molesky felt she was referring to the Clark and Tripp Mines) – and she was wondering if it was a build able lot and if there were any environmental concerns she should be aware of. After brief discussion, the Members stated they felt it should be a build able lot, as long as her building plans were in accordance with the town's Zoning Ordinance. As far as environmental concerns, the Town would know nothing of those, and the burden would be on her to investigate/inquire/request that information elsewhere.

The other call was from a man named Mark from Washington. He is interested in purchasing the 7.9 acre lot on 39 Rhoades Road (Map 4/Lot 7 the Board figured) with a shop on it (the Board felt it was a barn on the Lot). He is interested in putting 2 to 4 tiny houses on the lot where he could then rent long-term lot rentals to persons who own the tiny home. Brief discussion took place that the tiny house question could fall under manufactured housing or mother-in-law apartments where a dwelling needs 5-acres, or reduced to 2-acres if the soils are highly suitable, etc.; or that only two tiny houses could be placed on that lot. There would be concerns of sewer and well – would they be community water sources or composting toilets? In order for this to be a Planned Residential Development the land would actually need to be subdivided.

Marsden had also received a call from Mary Lou Blaine of the Walpole Zoning Board – inquiring if Alstead had any Ordinances pertaining to Air B & B's. At this time we don't – the closest thing Alstead has is a Bed and Breakfast category where the owner lives on the premise. *Should this be a future discussion for a Zoning Amendment?

At 8:13PM a Motion (Rau/Levesque) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant