

ALSTEAD ZONING BOARD OF ADJUSTMENT
POB 60, Alstead, New Hampshire 03602
Phone/Fax 603-835-2986
Fax 835-2178
www.alsteadnh.org

MEETING MINUTES
April 1, 2019

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 5/6/19.**

ZBA Members present: Joe Cartwright/Acting Chairman and Kevin Clark. Alternate Members David Konesko and Hans Waldmann.

At 7:30PM the meeting was opened. For the purposes of this meeting, Members Konesko and Waldmann were appointed Full Members.

Barrett Bellows/Builder was present for a preconceptual visit concerning a property owned by Mark and Phoebe Danahy, located on 162 Cobb Hill Road, Alstead. Map 16, Lot 1. The Danahys are looking to add an addition onto their home. The existing structure is about 2.5' from the road now, resulting in not meeting the required setbacks. Bellows spoke about the possibility of rotating the addition 1.25* (which would result in less than a foot additional encroachment toward the road, but it is not the preferred option).

Cartwright stated that the owner would need to know where their property line is (that information should be located in the deed) in order to establish how much the addition would encroach. Bellows explained that the existing square footage footprint of the house is 2,169; a 3,154 square foot footprint (new total) is being proposed, with most of the addition going off the rear of the house.

Bellows also explained that they would like to build a detached garage on their property, but it is being proposed to be 35' from the road, due to restrictions in the topography of the land, specifically a steep bank that runs along the rear of the property.

Members discussed that the house addition might be able to be done by right, in accordance to Article VI F 2 & 3 if the property lines are determined; otherwise a Variance might be required. Members determined that a Variance would be required to build the detached garage in the location proposed.

Bellows plans to submit information for a 5/6/19 Public Hearing for a Variance; he will get an authorization letter from the property owners to be their representative.

The 3/4/19 Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as corrected. Motion passed.

At 8:16PM the Meeting was adjourned (Motion – Clark/Waldmann).

Respectfully submitted,

Melanie Marsden/Administrative Assistant