

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
June 6, 2016

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.

ZBA Members present: Dennis Molesky/Chairman, Joe Cartwright, Sam Sutcliffe, Kevin Clark and David Konesko/Alternate Member/PB Member and Hans Waldmann/Zoning Officer.

Molesky opened the Meeting at 7:30PM. The May 2, 2016 Meeting Minutes were reviewed. A Motion (Clark/Cartwright) to accept them as corrected was made. Motion passed.

Erin Heidorn and Cindy Hendrix were present for a preconceptual meeting to discuss a proposed 20'X20' addition onto Heidorn's house for the purposes of moving a wholesale business there. Her property is located on Homestead Road, on a 2.6-acre lot. Heidorn stated that the addition would bring the structure close to the 30' side setback line, but would still be compliant with the Zoning Ordinance. Heidorn and Hendrix explained that it was wholesale business, and that no customers would be coming to the house. They further explained that there could be up to two part-time workers and UPS delivery trucks (Article IV Section E Off-Street Parking was consulted). All Members presented agreed this was an example of Home Occupation, and that only a Building Permit would be required (Waldmann to help determine exact setbacks to make sure it is compliant).

Rees and Anne Acheson of #23 Bley Road were also present for a preconceptual visit. They are proposing to replace the house with a year-round house. They would like to put in a new driveway and build the garage sunk into the ground about 27' from the road, explaining that the topography of the lot was difficult. They explained that they don't have any definite plans yet, but plan to pursue this in the future, and wanted to understand the process the town required of them. They stated that there is an existing barn located 28' from the road now.

Molesky explained that a Variance would be required, due to the Hardship of the land. R. Acheson stated that locating the driveway and house where they were proposing to would help avoid water running into the driveway or the road, as the hill is steep along the edge of the road. *Marsden to email them a Variance Application.

Molesky turned in an Application for a Retail Busies to sell hard cider. *Marsden to determine if a quorum could be met on either 6/27 or 6/29 – as there was to be no ZBA meeting in July due to the holiday; and if the room was available.

Building Permits #822-831 were reviewed.

At 8:40PM a Motion (Cartwright/Clark) was made to adjourn the Meeting. Motion passed.

Respectfully submitted,

Melanie Marsden/Administrative Assistant

The next regular meeting is on Monday, 6/29/16 at 7:30PM at the Alstead Municipal Offices for the Molesky Special Exception Public Hearing.

THERE WILL BE NO JULY 4, 2016 MEETING DUE TO

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