

**ALSTEAD PLANNING BOARD**  
**POB 60, Alstead, New Hampshire 03602**  
**Phone/Fax 603-835-2986**

**MEETING MINUTES**  
**April 9, 2018**

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 5/14/18.**

PB Members present: Peter Rhoades, David Konesko, Joyce Curll, Chris Rietmann, Tim Noonan, and Gordon Kemp.

Rhoades/ Chairman opened the meeting at 7:00PM. The Sutcliffe Voluntary Lot Merger was approved.

Bill O'Meara was also present to check on the status of his #10/2006 Subdivision conditional approval from November 2006. The Board opened the mailing tube containing Mylars that O'Meara had dropped off in June 2017 – one Mylar pertained to the State Subdivision approval; the other one was dated 7/17/08. The Board did look in RSA 676:4 to see if there were any time limits on completing conditional approvals – none were found. O'Meara's file was pulled, and the sequence of Minutes were reviewed. From the 4/14/08 Minutes, the follow up conditions were discussed; the 6/9/08 Minutes reflect the last time the Board had any contact with O'Meara.

Rhoades provided an overview of the entire process, which began in November 2006. After reviewing the file, and specific Minutes from 11/13/06, 11/27/06, 5/14/07, 4/14/08 and 6/9/08, it was determined that the State Subdivision Mylar does show the well easement; that the 4 lots and a deeded Right-of-Way was discussed (at the 11/27/06 Meeting), that O'Meara needed to correct labeling on the Plan (per the 4/14/08 Minutes) and that the recorded well easement and new deeds for Lots 19 and 19A still needed to be submitted to the Board.

Current Member Noonan expressed concern with creating a lot with no frontage. Rhoades explained that the Board, when making this decision, looked at what already existed, and made a reasonable solution – and the ZBA, for this situation, also granted relief to allow for two separate ownerships.

O'Meara was told, in order to satisfy Condition #1, he needed to:

- 1) locate the Right-of-Way agreement
- 2) provide the Board with the well easement;
- 3) provide the Board with the new deeds to Lots 19 & 19A.

O'Meara was told that the Board required a minimum of three paper copies of each Mylar to sign. It was determined that the clarification of labeling on the Plans is fine, (as required in the 4/14/08 Minutes), as long as the paper trail information is cross-referenced on the Mylars.

O'Meara took the two Mylars to make copies of them. Konesko encouraged him to check with the Cheshire County Register of Deeds to make sure the gray scale is actually recordable. Marsden reminded O'Meara to have proper postage on the mailing tube when he returned it. O'Meara plans to return at the 5/14/18 meeting.

The updated Member address/contact list was reviewed – minor changes made.

The February 12, 2018 minutes were reviewed. A Motion (Rietmann/Curll) was made to accept them as corrected. Motion passed.

The March 12, 2018 minutes were reviewed. A Motion (Curl/Kemp) was made to accept them as corrected. Motion passed.

A Motion (Noonan/Rietmann) to adjourn the Meeting was made. Motion passed. Meeting adjourned at 9:13PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

**THE NEXT REGULAR MEETING IS SCHEDULED FOR 5/14/18 AT 7PM AT THE ALSTEAD TOWN OFFICES.**