

ALSTEAD PLANNING BOARD
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MEETING MINUTES
February 12, 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. **APPROVED AS CORRECTED 4/9/18.**

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

Rhoades/ Chairman opened the meeting at 7:08PM. Phil Warren was at the meeting. He was asking that the Board write a letter to the Cheshire County Register of Deeds (CCRD) to withdraw the original condition, issued by the Planning Board back in 1980 when the land was sold, that it was required that the lots be merged. Warren provided a summary of his request in writing, with suggested wording by his attorneys to be written to the CCRD. A Motion (Saxton/Rietmann) was made to write the letter to the CCRD as requested by Warren. Warren also submitted a Plan completed by DiBernardo Associates/land surveyor on 10/9/17.

Marsden *to email DiBernardo about 1) adding the direct quote from the summary that is to be sent to the CCRD directly onto the Plan itself; as well as 2) correcting the acreage shown on the Plan (to 22 and 14.2 acres); and that 3) a Mylar, and three paper copies, are required - along with all filing fees, for the Board to submit to the CCRD for recording. *Marsden to also write a letter to Warren regarding the fees still owed for filing after she finds out the correct amount. At 7:30pm the Board moved onto other business.

The 1/8/18 Minutes were reviewed. A Motion (Saxton/Rietmann) was made to accept them as corrected. Motion passed.

The 4/10/17 Minutes were reviewed. A Motion (Saxton/Kemp) was made to accept them as corrected. Motion passed.

The 6/5/17 Minutes were reviewed. A Motion (Saxton/Curll) was made to accept them as corrected. Motion passed.

Marsden passed around an updated Member list for everyone present to make changes as necessary. *Marsden to provide updated lists to everyone.

Curll provided an update on the Palmer situation on Lake Warren regarding the 21' Right-of-Way that he upgraded out near Eel Rock. Palmer put the driveway 4' from the neighboring property line. It was decided that the neighbor/landowner needs to take action as this is a civil matter. *Curll to convey that information to the neighbor.

Gordon followed up on a discussion that took place a few meetings prior regarding lowering or eliminating Building Permit fees for accessory structures. The Board discussed how the Building Permit notifies changes to the tax assessors. Rhoades stated that the Building Permit fees just covers part of the cost of the Zoning Officer salary – that the Town does not make money off these fees. Saxton stated he viewed the Building Permit fee as a 'user fee' – which charges the people making the changes, not the entire town. It was also discussed that zoning is designed to protect the neighbors, not to restrict what you do on your own land. Kemp still feels that if the fees are eliminated then compliance will increase with people reporting new construction. Rietmann agreed. Rhoades

stated he felt the Building Permit fee was appropriate, and is a standard procedure, pointing out that small buildings are already exempt from the need to file a Building Permit. *There was discussion about whether a Building Permit was ever filed for the yurt on Forest Road.

*Marsden to ask Kelly if a Building Permit can be applied for online. Rietmann says he does not see it online anywhere.

Rietmann reported that he is still working on his research for allowed accessory structure sizes in the 24 surrounding towns, as it pertains to possibly increasing the allowed size to 200 square feet, up from 120 square feet in town.

Rhoades asked Noonan if he'd like to bring this subject regarding user fees/permit fees up to the Select Board for discussion; Noonan replied that he didn't see it going anywhere – and that he does not see the need to get any other opinions, as he does not see it as a general problem. Kemp stated *that he would bring it up for discussion from the floor at a Select Board meeting. Rietmann added that the general idea is to increase compliance and to decrease the process of being onerous.

A Motion (Saxton/Kemp) to adjourn the Meeting was made. Motion passed. Meeting adjourned at 8:34PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

THE NEXT REGULAR MEETING IS SCHEDULED FOR 3/12/18 AT 7PM AT THE ALSTEAD TOWN OFFICES.