

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
April 12, 2021

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 5/10/21.**

PB Members present via Google Meet (GM), In-Person (IP) or Teleconference (TC): Peter Rhoades/Chairman (IP), Chris Rietmann (GM), Gordon Kemp (GM), David Konesko (GM), Matt Saxton (TC), MaryAnn Wolf (TC) and Justin Falango/Alternate (GM).

At 7:00pm Rhoades/Chairman opened the Google meeting. The 3/8/21 Minutes were reviewed. A Motion (Rietmann/Kemp) was made to accept them as corrected. Motion passed.

Peter Rhoades recused himself from the scheduled Boundary Line Adjustment Public Hearing, as he was an Abutter. David Konesko became Acting Chairman. Member Falango was appointed Vice Chair (Motion Kemp/Rietmann) for the purposes of the Hearing.

At 7:15PM the #1/2021 Howard S. Brower Boundary Line Adjustment Public Hearing was opened. This proposal concerns Map #4, Lots # 7 and 7A on Thayer Brook Road, Alstead, NH. A Motion (Kemp/Rietmann) was made to accept the Application as complete. Kim Mastrianni/Realtor was present to represent Bower. Peter Rhoades/Abutter was also present.

Mastrianni gave an overview of the proposal - stating that the adjustment of the footpath (the 50' proposed strip of land) was not intended to be a road-way access onto Rhoades Road, as there is already plenty of road access onto Thayer Brook Road. She further explained that the proposed 50' access strip is currently located on Lot #7A – and the proposal is to swap the newly proposed 50' access strip with the existing 50' access strip located on Lot #7.

The Hearing was opened to questions. Member Konesko asked if a Driveway Permit is involved – Mastrianni said no. Konesko also asked if a view easement was proposed or existing - Mastrianni stated there was one existing.

At 7:25pm a Motion (Kemp/Rietmann) was made to close the Hearing. Motion passed. The Deliberations were opened. It was noted that the pins had been set already, even though a \$500 check to cover a bond was submitted with the Application. An email from the Surveyor was sent to confirm the pins had indeed been set.

A Motion (Kemp/Rietmann) was made to accept the proposal as presented. Motion passed unanimously, with no conditions, at 7:30pm. *Members Konesko and Falango will sign the Mylar and Plans and Notice of Decision the following day. *Marsden will send the Mylar out that same day, and leave Brower's copy of the Plan for Mastrianni to pick up – along with the incorrect check and the check to cover the bond to ensure the pins would get set.

Planning Board term appointments were discussed. Saxton agreed to renew one more time; Falango is now a Full Member; Curll is now an Alternate Member.

Brief discussion about an email that was received from Schlegilmilch and the Baine Road property he bought – he wanted to understand how his lot came into existence; Rhoades had spoken to him to clarify the particulars about

the Landmark Land Sales original proposed subdivision, and the need to upgrade the road to a Class V (Landmark Land Sales eventually dropped their proposal to upgrade the road, as they purchased a small abutting lot from Molesky and annexed 190-acres onto it, resulting in no longer needing to upgrade the road). Schleigilmilch has spoken to Prescott Trafton/Road Agent about a Driveway Permit.

Nothing new from Konan. The Members have all been sent the Planned Residential Development Regulations. Kemp has asked for Trafton for a head's up if he is going to meet with Konan – as he would like to go as well.

Kemp stated that the updated Zoning Ordinance needs to get finished. *Marsden to work on it.

Wolf stated that Bragg Lane is back up for discussion again – with possible uses as a bike park on the table. It is to get bush-hogged soon.

A Motion (Falango/Kemp) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 7:50pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant