

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
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**MEETING MINUTES**  
**December 7, 2020**

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 1/4/21.**

ZBA Members present via Google Meet (GM) or in-person (IP): Dennis Molesky/Chairman (GM), Joe Levesque(GM), Joe Cartwright (GM), Mike Rau (IP), Kevin Clark (IP) and David Konesko/Alternate Member (GM).

Molesky opened the meeting at 7:30PM.

The 11/2/20 Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as read. Motion passed.

A few emails were reviewed with preconceptual questions:

1) from Owen Travers – he was inquiring about starting a solar-powered off the grid bicycle repair business on Gilsum Mine Road on the SE corner of Peachblow Road– the Members discussed this and all decided that he was located in the Rural Residential District and this would fall under a Home Occupation, which is allowed in all 3 Districts. Cartwright wanted him to be reminded that he needed to follow the Sign Ordinance requirements though. \*Marsden to notify him.

2) from Drew Bryenton – was trying to find out if a property owner is able to build a shed/small cabin in the Rural District of Alstead, to be used as a camp. This was discussed, and additional information is needed. Marsden to let him know about the discussion of no Building Permit would be required if the structure is under 120 square feet; but the Board needs to know where the property is located (Lot and Map number), if there is a residence structure on the Lot already, and what the occupancy intentions are.

All 2020 Building Permits were reviewed. As discussed before, the #3/2020 Permit is in violation (David Smith of 323 Alstead Center Road, Tax Map 22 Lot 7); the addition to the existing barn does not meet required setbacks (it has already been built). There was already a violation to the original addition prior to this recent one. It was noted there exists two issued #22 Building Permits to two different persons; #26/2020 Permit for a chicken coop does not meet the rear and side setback requirements, and if not started should be placed in a different location. \*J. Levesque will bring this to the Select Board meeting on 12/8/20.

\*The new Zoning Officer, Alan Kauders, to be invited to the January ZBA Meeting.

The Zoning Ordinance Amendment Public Hearing is scheduled for 12/14/20.

At 8:30PM a Motion (Cartwright/Clark) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

**The next regular meeting is on Monday, 1/4/21 at 7:30PM via Google Meet or in person at the Alstead Municipal Offices.**

**\*\*There is a Zoning Ordinance Public Hearing meeting on 12/14/20\*\***