

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
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**MEETING MINUTES**  
**March 1, 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 READ 4/5/21.**

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

Molesky opened the meeting at 7:40PM. John and Amanda Lyman were present via (GM). They had received notice of a zoning violation and were responding to it. Marsden had sent them the Variance Application information, but they had additional questions. A. Lyman explained that they had put up the carport 1.5 years ago, as a cheap option for their goats. Molesky inquired if it was movable – J. Lyman stated it was. Levesque stated he thought the violation occurred when it got enclosed in with sides, as it became an issue when the Town needed to plow. A. Lyman stated that they have always had a fence along the road, which is beyond the structure, and that has never been an issue with plowing.

She further inquired why they were just hearing about this issue now – as the carport was installed in October 2019. Molesky apologized for the delay in notification to them, and explained this has been an issue before the ZBA since last Winter, a year ago. The former Zoning Officer, and the Select Board were aware of this situation, and were supposed to have been in contact with them prior to the letter they recently received.

Molesky asked the Lymans if they were able to move it back from the road so it was not an issue with plowing, etc. - the Lymans said they were. \*Levesque stated he would reach out to Road Agent Trafton for his recommendation – \*A. Lyman stated she would like to hear his recommendation as well. The definition of a structure was reviewed – and a carport is considered a structure.

The Variance Hearing can take place at the next meeting on April 5<sup>th</sup> – and Molesky, Rau and Clark are willing to attend in person. \*The Lymans need to turn in their Application prior 3/18/21.

The 11/16/20 Minutes were reviewed. A Motion (Clark/Rau) was made to accept them as corrected. Motion passed. The 2/1/21 Minutes were reviewed. A Motion (Cartwright/Clark) was made to accept them as corrected. Motion passed.

There were no additional Building Permits to review from 2020; there were 4 Building Permits to review from 2021.

The 2/26/21 email from Katie Beam was reviewed pertaining to her desire to add some metal storage buildings at their property on 59 Library Avenue – and her inquiry of the process needed to do that. \*Marsden to let her know that if she is talking about storage sheds under 120 square feet in size, she is able to install those without a Building Permit, as long as setbacks are met. If she is referring to storage rental spaces, then the Special Exception process, under Warehousing, needs to be followed.

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Cartwright inquired about activity on Homestead Road, as no Building Permit has been submitted for that property. \*Levesque to also check with Trafton about that situation as well.

Gordon Kemp/Planning Board Member was also present during the Meeting, and brought up the fact that the structure definition seems to be missing on the Zoning Ordinance located on the Town website. Several Members had copies of the updated Zoning Ordinance that included that definition, as well as others; but an older version of the Zoning Ordinance is what is located on the website. Marsden explained that the updated version was on the former Town website, but did not get carried forward when the Town went with a different website – and Marsden has to locate the most updated version in her files (during this time Marsden got a new computer, transferred all her files, but might have deleted the most updated version when cleaning up files).

Kemp pointed out that Exhibit A includes the version located on the Town website, which is what voters are being asked to vote on on March 9<sup>th</sup> – and that \*any missing information might need to be voted on again on next year's Warrant Articles. \*Marsden to pull all old Town Reports (1997, 2003, 2005, 2006, 2009, 2010, 2012 and 2013), as well as the Zoning Ordinance file to show when changes were approved.

At 8:48PM 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, 4/5/21 at 7:30PM via Google Meet, Teleconference or in-person.**