

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
December 5, 2016

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 2/6/17.**

ZBA Members present: Dennis Molesky Chairman, Joe Cartwright, Kevin Clark, Sam Sutcliffe, David Konesko/Alternate&PB Member, and Hans Waldmann/Zoning Officer.

Molesky/Chairman opened the Meeting at 7:30PM.

A follow-up discussion from the 8/1/16 meeting took place, regarding if there exist any Federal, State, local or school district statutes that would prevent a Charter High School and a hard cidery (which produces and sells from the site) from being located in the same building, yet separate quarters. *Marsden to ask Attorney Waugh this question.

Mole sky reviewed the Reed vs. Town of Gilbert case again (also from the 8/1/16 meeting), as well as the Do's and Don'ts re: the sign ordinance. *Marsden to email all Members the most recent version of the Town's sign ordinance from 3/12/13. As far as the 5 bullet points in the Do's and Don'ts, Molesky felt only #2 and #3 would be relevant to Alstead – he suggested Attorney Waugh help with wording; he also felt Waugh should be asked if bullet point #4 was covered in the suggested addition of wording to the Statement of Purpose. #5 is not relevant to Alstead.

The 8/1/16 Meeting Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as corrected. Motion passed. The 11/7/16 Minutes were reviewed. A Motion (Cartwright/Clark) was made to accept them as read.

Charity Houghton was present. She stated that she and her husband had purchased a shed – just a shell with no wheels; it is pressure-treated on a cinder block base. Their ultimate ideal for it would be to have it as rental income or a vacation structure. They can keep it off grid – and have no plans for septic or electric. Molesky explained that 160' square feet is considered an accessory building. Houghton also mentioned that they have 170' square feet above the garage that is not being used. Molesky explained that a Special Exception would be needed to use either space as a dwelling space per Article IV B 2.

*Houghton is to check on septic requirements if she was to have a tenant use existing septic system (to check with DES); and to file for a Special Exception after she gets a denied Building Permit from the Zoning Officer. *She is resubmitting her Building Permit. *Marsden to email her the Special Exception Application and information.

There was also discussion about a small parcel on the Castellana parcel (Map #34, Lot #57 – a 2.8-acre) – and the desire to subdivide. The ZBA determined a subdivision would not be possible on this 2.8-acre lot, and suggested that an easement might meet then needs of the family.

Current Application fees were discussed - *Marsden to look into fees in other similar sized towns, and also look on the SWRPC website to see if a fee change is needed. Cartwright asked why the Keene Sentinel was used for notifications – he felt the Monadnock Shopper would reach more people in the area.

At 8:40PM a Motion (Clark/Cartwright) was made to adjourn the Meeting. Motion passed.

Respectfully submitted,

Melanie Marsden/Administrative Assistant

The next regular meeting is on Monday, 2/6/17 at 7:30PM at the Alstead Municipal Offices.