

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
October 14, 2019

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 11/11/19.**

PB Members present: Peter Rhoades/Chairman (arrived after the start of the meeting), David Konesko, Chris Rietmann, Matt Saxton, MaryAnn Wolf, and Alternate Justin Falango.

Konesko/Acting Chairman opened the Meeting at 7:05PM. The 9/9/19 Minutes were reviewed. A Motion (Saxton/Rietmann) was made to accept them as corrected. Motion passed.

Mike Rau was present before the Board with more information on his pit reclamation proposal. He also had maps with him. Rau explained that the area he intended to disturb was about 175' long and 90' wide, with about an average of a 15' cut of gravel. Rau stated that he would end up with about a 5.5:1 slope, vs the 1:1 slope that exists now (which results in a 30' drop now). Rau estimated that about 8750 cubic yards will be leaving the property in the 10,000 square foot area that will be disturbed.

At 7:15pm, the #2/2019 Public Hearing for Susan Talcott was opened concerning a Boundary Line Adjustment of land located on 835 Alstead Center Road, Alstead, NH, Tax Map #51, Lot #1. Joe DiBernardo of DiBernardo Associates/Land Surveyor was present on the Applicant's behalf. Member Konesko recused himself as the proposal pertained to he and his wife. Abutters present included Heidi and David Konesko and Wanda Whittemore. The Board reviewed the Application for completeness. At 7:20pm a Motion (Saxton/Rietmann) to accept the Application as complete was made. Motion passed.

DiBernardo explained that Talcott owned 167.09 acres, and was proposing to cut off 92.3 acres, including 75' of road frontage, in the Boundary Line Adjustment to her neighbors – David and Heidi Konesko. Talcott planned to keep the remaining 74.9 acres with the cell tower located on it, which still had 848.06 feet of road frontage. H. Konesko stated that the proposed boundary line was located 187.6 feet from the cell tower – which met the 125% height of the tower requirement from any boundary line.

A Motion (Saxton/Rietmann) was made to close the Hearing at 7:25PM. Motion passed. The Deliberations were opened. No discussion took place.

A Motion (Saxton/Rietmann) at 7:27PM was made to close the Deliberations. A Motion (Saxton/Rietmann) was made to accept the proposal as presented. DiBernardo was told that he needed to set the pins, mark the line and bring in a Mylar to be signed. DiBernardo stated that his employee – Jed West – would bring in 2 mailing tubes (for this Hearing and for the Sebastian/Sherburne Hearing in August) so the signed Mylars can be sent to the Registry of Deeds. The Board approved Saxton to sign as Vice Chair in this matter, and that the Mylar could be signed outside a meeting if it was ready before the November PB meeting.

Brief discussion took place about *getting a quote from our mapping company to show 10' contours on a topographical map, and to see if they could overlay it on a parcel map. It was also discussed that the website granitview.unh.edu produces a map similar to that online.

*Marsden to also ask Charlotte about changes in the product from our mapping company – that there will no longer be prints, only digital versions, of our Tax Maps.

Wolf mentioned that the Town was no longer going to receive the wonderful help from Glen Elsesser on the CIP Plan, and that the PB was charged with completing the work. Saxton stated that the Board used to meet with the Department Heads to gather information, then updated the plan.

A Motion (Wolf/Rietmann) was made to recommend to the Select Board, as there has been no raise for a number of years, to increase Marsden's wage rate by \$1/hr.

Discussion returned to Rau's gravel pit proposal, and if this proposal would be considered a minor topographical adjustment (which would make him exempt from requiring an Earth Excavation Permit). Rau would still be required to pay a yield tax on the gravel removed from the property. It was estimated, if using 16 yard dump trucks, that approx. 543 trips would be needed from trucks to remove the amount of gravel he is proposing. The Board Members present all agreed that a fixed amount of gravel to be removed would be determined, but there was still discussion on whether this proposal would need to go through the gravel pit process.

One question came up – if there was a way to make the cut to create a ramp 15:1 (therefore not removing any gravel) where only a bulldozer would be required to move around gravel; or possibly depositing the gravel in the Langdon portion of the Lot.

Saxton expressed a concern that this situation is not being held to the same standards/restrictions as the other pit(s) in Town are/or have been. Saxton stated that Rau's proposal sounded like a gravel pit, yet it was possibly being treated not as a gravel pit.

Rhoades stated that the Board can waive almost every requirement in a gravel pit, as well as not requiring the same information that the other pit(s) have been required to provide.

Wolf inquired if the Board could go see it. Rhoades stated we could, but would need written permission from Joe Bates, the landowner, in order to do so. *Marsden to tell Rau this. The Board was hoping for a visit on a Monday or Tuesday at 4 or 4:30PM. The Board said stakes marking the areas of excavation would be helpful. *Marsden would need to post a Notice of the site visit, as it would be considered a meeting.

It was discussed that a Public Hearing would be required, if it was decided a permit was needed, and Joe Bates would need to be the Applicant, as Rau is not the landowner. Falango stated that the Board could set a time frame in order for the excavation work to be completed, which would be helpful. Saxton stated that he would want to see a Reclamation Plan and Hours of Operation set as well.

A Motion (Saxton/Falango) was made to adjourn the Meeting. The Motion passed. Meeting adjourned at 9:10 PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant