

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
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**MEETING MINUTES**  
**October 4, 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 11/121.**

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

Molesky opened the meeting at 7:30PM.

The 8/2/21 Minutes were reviewed. A Motion (Clark/Rau) was made to accept them as corrected. Motion passed. For the purposes of this Meeting, Member Konesko was appointed a Full Member. Member Clark stated he has taken his oath to serve on the ZBA for another year. \*It was decided to keep the Google Meet link on the Town website in the event a Member, or persons out-of-town, wish to participate.

Marsden had spoken to Ken Vivo Amore before this meeting to check on his status/plans. Vivo Amore stated he planned to move ahead, it just might be in the Spring. \*Marsden to email Kauders/Zoning Officer to get the septic information for the Building Permit (the information was not on the approved Building Permit #21/2021).

An email from Scott Kurz was reviewed regarding the length of time someone is allowed to live on a recreational property. \*Marsden to email him and refer him to Article VII A 1 e. This email prompted the need for a \*zoning ordinance update under the Definition of Recreation Vehicle – add in *See Article VII A 1 e for additional information*. This should be able to happen without a Warrant Article. \*Marsden to bring this up at the next Planning Board Meeting.

\*Marsden to tell Tom Fredriksen that he needs to go to a Planning Board meeting regarding his questions.

An email from Andrea Pantoja was reviewed regarding a solar rooftop PV project on 123 Alstead Center Road in Alstead. \*Marsden to email her and let her know that a Building Permit is required from the Town; and to answer her other questions she need to refer to Federal Regulations.

An email regarding tiny houses was reviewed - \*Marsden to respond that they are allowed, a Building Permit is required, and the Town's Zoning Ordinance must be followed.

\*Marsden to submit the budget information to Charlotte Comeau for the PB/ZBA 2022 year.

Follow-up on the Larry Plaisted Special Exception Application took place. No contact with him since his information was left for him to pick up. \*Molesky to reach out to him before the next meeting.

The Members present were told that the Lymans had moved their (goat house) structure recently. \*Marsden to let the Select Board know (email Comeau).

\*Marsden to ask Comeau what the Winter Parking Ban in town is.

No recent contact from Katie Beam/CKB Properties has occurred.

Building Permit #17-28 were reviewed. Permit #18 & 19 were missing - \*Marsden to ask Kauders about them.  
\*Molesky wants to see what the Building Permit for Lot 59/12 for Enrique Vaca was when he built his home a few years back. \*The old Permit needs to be looked up.

\*Marsden to get the Driveway Permit file from Comeau before the next meeting.

\*Marsden to let Kauders know that there appear to be two #13 Building Permits – one was for a Building Permit (John Stevwe); the other was for a Demolition Permit (CKB Properties LLC).

At 8:53PM a Motion (Clark/Rau) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant