

ALSTEAD PLANNING BOARD
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Phone/Fax 603-835-2986

MEETING MINUTES

March 14, 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 6/20/16.**

PB Members present: Peter Rhoades/Chairman, David Konesko, Ellen Chase, Joyce Curll and Matt Saxton/ex officio.

Rhoades/Chairman opened the Meeting at 7:00PM. The 2/8/16 Minutes were reviewed. A Motion (Curll/Chase) was made to accept them as corrected. Motion passed.

At 7:15PM the Dickinson/Pecora/Turrisi #1/2016 Public Hearing for a Boundary Line Adjustment request, for property located on Tax Map #35 Lot #1, located on 83 Pine Cliff Road, in Alstead, was opened. Joe DiBernardo/Land Surveyor was present to act on the family's behalf.

The Application was reviewed for completeness. A Motion (Saxton/Konesko) was made to accept the Application as complete. Motion passed. Konesko asked for clarification of acreage for Lot 35-1; DiBernardo stated it was currently 1.56-acres in size, with a proposed .1-acreage decrease to be annexed to Lot 30-35A.

At 7:20 PM the Public Hearing was opened. Rhoades read into record the authorization for DiBernardo to act on behalf of the family; as well as a letter of impact from the family describing the proposed decrease in Lot 35-1 by 1/10th-acreage-stating the area proposed to be annexed to the neighboring lot was a natural boundary, and that the boats were already being stored in that area. The letter also pointed out that even with the proposed decrease in acreage to lot #35-1, the lot still remained one of the larger lots in the neighborhood.

DiBernardo explained that Lot 3-35A was a deeded parcel owned by the family – and they propose to take .1-acreage from Lot 35-1 and add it to the existing .8-acres Lot 30-35A. The family plans to sell the house Lot 35-1; and they do not intend to build a house on Lot 30-35A – they only intend to use that for boat storage and lake access. DiBernardo stated the family was aware that a State Subdivision approval was required, and Lonnn Livengood was involved with that matter.

Rhoades asked DiBernardo if he was aware of any State legislation that involved grandfathered lots, and if a lot got reconfigured (as in this instance) if it would no longer be considered a grandfathered lot of record which could make the use of the lot more constricted. DiBernardo was not aware of any such legislation.

A Motion (Saxton/Chase) was made to close the Hearing. Motion passed. Deliberations were then opened at 7:33pm.. There was no further discussion, and one condition discussed – the need for a State Subdivision approval.

A Motion was made (Chase/Curll) to close the Hearing. The Motion passed and the Hearing closed at 7:36PM. A Motion (Saxton/Chase) was made to approve the Plan as presented with one condition-

1) receive State Subdivision approval.

Motion passed.

The Bragg Lane property was discussed.. Saxton had asked Linda Christie to contact DiBernardo Assoc. to get a quote for a land survey – then to seek money from the Select Board to get it done. Discussion that a second survey of wetlands mapping might be needed too. Saxton stated that the Planning Board needed to start discussion about the future with that property – to act as a guiding body. Saxton reminded everyone that this property was bought with long term goals in mind.

A topographic survey from SVE Associates was also reviewed. Saxton stated that a Public Hearing would need to be held in order to make any decision for use of this property.

At 7:43pm Larry and Karen Elliot, as well as Mike Jasmin, were before the Board for a preconceptual visit. Rhoades explained to everyone present that the Elliots owned a lot from the Martin major subdivision, and that the Board required engineered driveway plans for access onto this lot. The Elliots presented new engineered driveway plans. A letter from Thomas Duffield/Engineer with Septic Pro, as well as the stamped plans from 1/22/16 were read/reviewed. There was a D1 Drainage Plans pre-development plan; and a D2 Drainage Plans post development plan reviewed.

The Elliots said they have hired Steve Pro as their engineer (he is the owner of Septic Pro). Konesko stated that a 50-year storm event will pass right through the existing R-2A 18” culvert. Konesko asked the Elliots if their engineer had considered the impact that a 50-year storm would have on the property across the road.

P. Rhoades stated that a Public Hearing was required if changes are to be made to a former subdivision approval, and that all abutters need to be notified.

L. Elliot stated he was not intending on making any changes to the entry onto Walpole Valley Road. The old Martin Subdivision plans were looked at – specifically the Lot 66-9C Driveway Profile (sheet 3 of 4 from 10/10/06) – and Elliot stated it reflected what they still intended to do. Elliot expressed his frustration with the whole driveway issue and his dealings with the town.

Rhoades stated that the engineered plans he presented need to reflect the reference sheet 3 of 4 from 10/10/06; and that he might want to speak to his abutter.

Jasmin spoke, stating the town really needed a Master Property file system that includes septic plans, and any other activities or information that has occurred. Rhoades and Konesko expressed concern with the town taking on that kind of responsibility, but they agreed the town should at the very least direct people where to go to look for that information. Rhoades *suggested this idea get presented to the Select Board.

A Motion (Curll/Chase) to adjourn the Meeting was made. Motion passed. Meeting adjourned at 9:00 PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

**NEXT MEETING IS SCHEDULED FOR 4/11/15 AT 7:00PM AT THE ALSTEAD TOWN
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