

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
February 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 CORRECTED 3/1/21.**

ZBA Members present via Google Meet (GM) or Teleconference (TC): Dennis Molesky/Chairman (GM), Joe Levesque(GM), Joe Cartwright (GM), Kevin Clark (TC) and David Konesko/Alternate Member (GM). Allan Kauders/Zoning Officer was also present (GM).

Molesky opened the meeting at 7:30PM.

Allan Kauders, the new Zoning Officer was present via Google Meet. He introduced himself to all the Members present. Kauders had a question about determining the setbacks from the Right-of-Way; the Members explained that it is sometimes the same as a property line, and that this topic is a constant issue. Konesko stated that it is a preference to measure from the edge of the Right-of-way, but if that is not known, to measure from the edge of the property line. The proposed zoning amendment was discussed, and noted that it is not being put on the Warrant Article this year, as more discussion is needed. *Marsden to send Kauders the Right-of-Way maps that Konesko has been working on.

*Marsden to also send Kauders a copy of the Building Permit for the Whittaker's request for a chicken coop that does not meet setback requirements, even though the former Zoning Officer approved the Building Permit. Kauders to *check to see if the coop has been installed; if not, to ask them to meet side and rear setbacks; and then report back to the ZBA.

*Marsden to check with Charlotte Comeau about the location of the District Zoning Map. **(The Zoning District Map is located on the Town website on the Home page, under Tax Maps – scroll down – labeled as District Map).** *Marsden TO ASK Charlotte Comeau to add the District Map under Boards and Commissions/Zoning Board of Adjustment/Resources.

The structure located close to the road on Griffin Hill Road was discussed, and it was not known if the Lyman's had signed for the certified letter. The Select Board need to check with the Town Attorney as far as what the next step should be. *Kauders to also check on another situation on 98 Griffin Hill Road.

*Marsden to check if there are any additional Building Permits (beyond #27) for 2020; and to pull any 2021 Building Permits as well.

Konesko asked how long a Building Permit is valid; according to the Zoning Ordinance (Article VII A 4) it is good for 12 months, with the ability to renew once for another 12 months. Cartwright stated that according to Article VII D Enforcement and Penalties, there is \$100/day penalty on structures in violation.

The 1/4/21 Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as corrected. Motion passed. *It was decided that the 11/16/20 Minutes will be read outside of a Meeting, and action taken on them at the March Meeting. Several emails on preconceptual situations were reviewed - *Marsden to answer them.

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At 8:50PM a Motion (Levesque/Cartwright) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant

The next regular meeting is on Monday, 3/1/21 at 7:30PM via Google Meet or Teleconference.