

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
August 2, 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 10/4/21.**

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

Molesky opened the meeting at 7:30PM.

Katie Beam/CKB Properties was present, along with Randy Rhoades/Agent, to discuss the former Blanchflower Lumberyard property she owns on Library Avenue. She brought a Plan with her to explain what buildings have already been removed, and the proposed future use of the Lot. The Office and Buildings located on Tract 1 are currently being used as the Plumbing and Heating Office (with one secretary), and for storage and parking. She explained that she hopes to use part of the property on Tract 1 as self storage rental bins (10X20 units). At this point she is still waiting on information from the company she plans to purchase them from, so she does not know how many units she plans to put in. All of this current/proposed use is on one Deed and Tax Map/Lot. She has a Special Exception Application, and reviewed the criteria with the Board, and understands she would be seeking a Special Exception under Warehousing.

There will be no meeting in September due to the Labor Day holiday. If Beam intends to have the Public Hearing for the October meeting, she needs to turn in the Application/information by 9/16/21.

The 6/7/21 Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as read. Motion passed. *Marsden to send the updated Zoning Ordinance to all Members.

Old Business:

The Lyman situation on Griffin Hill Road – *the Select Board is seeking advice from Town Counsel on the next step, as the ZBA denied the Variance request earlier in the year. The Lymans do not want to move their structure; the Town needs to look into liability issues. Konesko pointed out that liability concerns should include the structure, cars and goats.

The Ken Vivo Amore situation was updated - *Marsden to request an update from Allen Kauders/Zoning Officer. An email from Liz Clark was reviewed regarding the Vivo Amore situation.

Clark's email also questioned a garage being built at 93 Griffin Hill Road. *Marsden to check the Building Permits issued.

ZBA appointments were reviewed – Cartwright has taken his oath; *Clark still needs to.

A Senior Housing email was received - *Marsden to answer it.

An email from Hans Waldmann was reviewed, concerning the property located on Tax Map 27/Lot 3. Waldmann was inquiring as to whether the landowner had put in any requests for a subdivision or plot plan change – none were known.

Emails concerning the use of a composting toilet system were reviewed; Zoning Officer Kauders responded to the person making the inquiry, and stated that such systems were allowed per DES rules, as long as there was no running water in the house. *Marsden to also respond to a Realtor/Kim Mastrianni about a Lot on 175 Hill Road, related to the above issue.

Larry Plaisted has submitted a Special Exception Application regarding a Retail Business on his property. The ZBA to expedite this Hearing to Wednesday 8/18/21. *Marsden to check on the owner of Map 22/Lot 12A; as well as let Plaisted know *a dimensioned drawing is required. (Marsden to attend remotely as she is out of town).

It was discussed that all Members will attend in person going forward; *Marsden to ask Comeau to remove the link from the Town Website, after talking to the PB about this matter.

At 9:17PM a Motion (Clark/Cartwright) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant