

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
August 21, 2017

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. **SUBJECT TO APPROVAL.**

ZBA Members present: Dennis Molesky/Chairman, Joe Cartwright, Sam Sutcliffe, Kevin Clark and David Konesko/Alternate&PB Member.

Molesky/Chairman opened the Public Hearing at 7:30PM. In accordance to the Rules of Procedure, Alternate Member Konesko was appointed a Full Member for the purpose of the scheduled Public Hearing.

The Public Hearing for Application #3/2017 for a Variance for Richard F. Anderson and Jenifer T. Marchesi of 85 Homestead Road, Alstead, NH, for Lot #13, Tax Map #26 concerning Article III Section E 3 a, to allow for the construction of a barn within the 50-foot setback requirements from the road, was opened. Abutters Joyce Campbell-Counts and Kevin Campbell and Hans and MaryEllen Waldmann were present.

The Application was reviewed for completeness. Molesky read the criteria, and pointed out that wording needed to be added to Criterion 3, as it had been left blank. Anderson and Marchesi filled that section out. They reviewed their proposal, stating that they propose to build a 10X16 barn about 20' from their property line, and 34' from the road, stating that their side-setbacks are easily met. They explained that there is a 30' drop from the road to about 10' behind the house; then there is a second 30' drop further back on the property. Marchesi explained that they have a drilled well and an established septic system, but they were unable to find the original plan. Their intention is to eventually bring out running water and electricity to the shed, by tying it into their house supply. Anderson explained that minimal excavation, of saplings and brush, has taken place – in order to avoid any nearness to possible pipe placement to their well.

Konesko inquired about the nearness of the well to the shed, and animal run-off concern due to the proximity of the well.

Molesky asked if there was any input from the Abutters present. There were no objections from either party present.

A Motion (Cartwright/Clark) was made to close the Hearing and open Deliberations at 7:51pm. Motion passed.

Sutcliffe stated that the topography of the Lot made it difficult to use the property in any meaningful way, noting that it was located on a minimally traveled road. Molesky asked for the Applicant to mark the proposed location of the shed location on the topography map provided. Cartwright stated he felt this was a reasonable request; Clark agreed.

A Motion (Clark/Cartwright) was made to close the Deliberations at 8:01PM. Motion passed.

Molesky reviewed the criteria by randomly polling the Members present:

As it pertained to criterion 1) Granting the Variance would not be contrary to the public interest – all Members were in agreement that this criterion was met.

As it pertained to Criterion 2) The use is not contrary to the spirit of the Ordinance – all Members agreed it met this criterion.

As it pertained to Criterion 3) Granting the Variance would do substantial justice – all Members agreed it met this criterion.

As it pertained to Criterion 4) Granting the Variance would not diminish surrounding property values – all Members felt this criterion was met.

As it pertained to Criterion 5) Denial of the Variance would result in unnecessary hardship to the owner seeking it; special conditions of the property distinguish it from other properties in the area so no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property – all Members felt this criterion was met.

At 8:09pm, Chairman Molesky stated that the Variance request had unanimously passed, adding that the size of the shed was noted on both the Map and the Building Permit.

It was noted that follow-up was required on the Flanagan/Meunier Variance - *Marsden to send an email.

At 8:14PM a Motion (Cartwright/Clark) was made to adjourn the Meeting. Motion passed.

Respectfully submitted,

Melanie Marsden/Administrative Assistant

The next regular meeting is on Monday, 10/2/17 at 7:30PM at the Alstead Municipal Offices.