

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
May 13, 2019

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 7/8/19.**

PB Members present: Peter Rhoades/Chairman, David Konesko, Matt Saxton, Chris Rietmann, Gordon Kemp and MaryAnn Wolf. Justin Falango was also present.

P. Rhoades/Chairman opened the Meeting at 7:02PM. Member Wolf is the new ex-officio member. Falango was also present, to view the meeting to see if he was interested in joining the PB. He has lived in Alstead since 8/18, and is a Planner/Architect from Washington DC.

Jerome and Amy Maslan were present. They have owned their property on 65 Newell Pond Road since 2011, and their well has failed. Cushing and Sons Inc has installed an artesian well, at over 600 feet, and it has failed twice. Their well is all shale, and the walls collapse. They do not have 75 feet anywhere on their property to make the required setbacks, and they want to make this a full time property. Cushings has suggested they get a 75 foot well easement across the street on the Town owned forest property. Cushings recommends a dug well vs a pounded well. Their septic system is in front of the house, and the leach field wraps around the house. Rhoades *recommended they start with the Conservation Commission (which meets the first Wednesday of each month) as they manage the Town Forest. The Select Board is the only Board that can grant such an easement.

At 7:15pm Mike Rau was present to continue discussion on his preconceptual situation regarding a topographical change he wants to do on a property that he is in a 'rent to own' contract with Joe Bates. The property is located on 21 Darby Brook Lane in Alstead, (Map 12 Lot 13K.), and 3 Darby Brook Lane in Langdon (which is an old gravel pit).

Before discussion ensued, the 4/8/19 Minutes were reviewed. A Motion (Rietmann/Konesko) was made to accept the Minutes as corrected.

Rau has met with Ben Northcott/Fuzzy Brothers and they came up with an approximation of 8K cubic yards (the rectangular area dimensions of 200'X130'X150'X130'). Rau stated that one of the dimensions is 60' away from one boundary, and is far enough away from the river. Rau stated that the Town of Walpole has allowed up to 20K square foot area to be excavated without an excavation permit. Rau said he plans to keep some of the excavated bank run gravel material, and to sell some to help pay to reclaim the old gravel pit that Bates never reclaimed. Rau stated that he lives on the 5-acre lot now, and the 2nd lot has 20-acres.

Rhoades asked if the boundary line was impacted – Rau stated the stonewall had already been disturbed and is no longer there. Rhoades stated the PB needs to decide if it's exempt or if it needs an excavation permit. The Office of Strategic Planning needs to be consulted as to whether they have an opinion if its a minor or major topographical excavation. Rhoades did say that there is nothing that makes this a prohibited project. Rhoades stated that Section 14 Exceptions states that the Planning Board, if it decides a Permit is required, has the right to waive requirements. Saxton stated that he thought 8K cubic yards will result in about 675 dump truck loads. (8K divided by 16 or 14 = 500 or 572)

Rhoades asked Rau what his time frame was that he planned to do this work. Rau said it would be awhile, as he had to save about \$30K. Rhoades stated that *Bates would need to be the Applicant as he is the current landowner. Rhoades *also stated that this property was in an aquifer area, and a bond would be required on the reclamation efforts. Konesko asked if this project involved property in Langdon at all – Rau said it did not, that all the physical changes were located in Alstead. Rietmann asked *if this was considered an incidental topographical change. Rhoades stated he feels it goes beyond normal

landscaping, but is not sure if it is still considered a minor incidental topographical change. Saxton *wanted to know how other towns would handle this, as he thinks a permit would be required. It was noted if all the gravel was sold to Alstead, the removal would be exempt, and only the reclamation standards would apply. Rhoades suggested that *Rau check with Alstead's Road Agent regarding trucking the material out on the Town Road. Rhoades noted that the excavation would be done in Alstead, and the reclamation would be done in Langdon. Rhoades stated that *this needs to be done properly, and more information needs to be gathered by the PB, and Rau needs to work on his drawing/plan.

At 8:10pm discussion began about the Kmiec gravel pit, and the fact that the Kmiec's have sold their house/pit. Rhoades *suggested the Board close out his Permit, as he is not trying to turn it over to the new property owner. *Kmiec has the intention of reclaiming it over the summer.

A Voluntary Lot Merger for Fuller Machine was reviewed, as submitted by Rock Wilson. If the properties were combined, the lot becomes a little over 1-acre. A motion (Rietmann/Konesko) was made to accept the merger. Motion passed. *Marsden to leave the form with the Town Clerk after the meeting.

The 4/29/19 email from Steve Stocki was reviewed, It was determined that *he needs to make his inquiry with NH DES. *Marsden to email him.

A Motion (Rietmann/Kemp) was made to adjourn at 8:35pm. Motion passed.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant

THE NEXT MEETING IS SCHEDULED FOR 6/10/19 AT 7:00PM AT THE ALSTEAD TOWN OFFICES.