

**ALSTEAD PLANNING BOARD AND
ZONING BOARD OF ADJUSTMENT MEETING
POB 60, Alstead, New Hampshire 03602
Phone/Fax 603-835-2986**

**JOINT MEETING MINUTES
October 12, 2020**

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 ZBA 11/2/20.ACCEPTED AS READ PB 11/9/20.**

PB Members present for the in-person/Zoom Meet: Peter Rhoades/Chairman (in-person), Chris Rietmann (Zoom), Matt Saxton (Zoom), Justin Falango (Zoom) and Gordon Kemp (in-person). ZBA Members present for the in-person/Zoom Meet: Dennis Molesky/Chairman (in-person), Mike Rau (in-person) and Joe Levesque (Zoom). Lois Whidden was also present.

Rhoades/Chairman opened the Meeting at 7:00PM. Lois Whidden was before the Board to get an old Boundary Line Plan signed, after discussing the situation with a Surveyor (Joe DiBernardo). Marsden scanned a copy of the signed Plan to give to Whidden.

The 9/14/20 Meeting Minutes were reviewed. A Motion (Saxton/Kemp) was made to accept them as read. Motion passed.

Discussion began at 7:20PM with both Boards about the Zoning Ordinance and possible amendments, after all previous discussions at prior meetings were reviewed. New topics as follows:

1) event center or Air BnB's – it was noted that they were similar types of businesses, and could be publicly or privately owned. The subject of Air BnB's was discussed first. Rietmann questioned whether the Town needed to get into regulations about the Air BnB type of businesses. The Town had been contacted about a year ago by the Town of Walpole – as they were looking into establishing some regulations about those types of businesses. Saxton suggested it could be possibly clumped with event centers.

With this discussion, Rhoades found a few Articles that seemed to already cover this issue in Town - Article VIIAf seemed relevant – as it pertained to the conversion of an existing space to become a separate dwelling unit/apartment; as well as Article VIIG2b Lodging House – possibly add in the wording Tourist House or single unit (Kemp). Rhoades did not feel that was necessary, as a Tourist Home already covered over three boarders. Falango suggested to add in the wording short-term rental.

2) Event Center discussion took place next. A definition was decided on, and determined necessary, as follows: Premises which are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled.

This was to be listed in the Table of Permitted Uses in Article III, and to be allowed by Special Exception in all three Districts.

The 1/24/20 email from Attorney Steven Whitley was reviewed. *Marsden to get back to him that we did intentionally mean to say 'center of the traveled way' in our amendment last year.

*Marsden to get wording suggestions to the Members to review, before sending them off to the Attorney for Warrant Article wording. A Public Hearing is proposed for 12/14/20.

The two previously approved amendments will also go on the Warrant this year.

*Marsden to check with Charlotte Comeau regarding the Blanchflower/Warren Lot configuration change that took place in July 2018. Levesque stated that Comeau still had updated Maps in her office, so the changes might be reflected on those. *Marsden to ask her to put the updated Maps out even if they are not laminated.

Brief discussion regarding a price given for the Town to convert to digital maps with a new company took place. A quote of \$12,500 for conversion costs, then a yearly fee was given for this service. The company told the Town that the changes would be updated in real time; and we could have paper copies (\$3 print) if we wanted. *Other quotes are going to be sought before a final decision is made.

The Planning Board will have a second meeting this month – on 10/26/20 – to discuss the Capital Improvement Plan (CIP). It will be held at the Town Hall so persons present can be spread out. *Marsden to send all Members a reminder.

A Motion (Kemp/Rau) was made to adjourn the Meeting. The Motion passed. Meeting adjourned at 8:21PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant