

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
September 13, 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 10/11/21.**

PB Members present via Google Meet (GM) or In-Person (IP): Peter Rhoades/Chairman (IP), Gordon Kemp (IP), David Konesko (IP), Matt Saxton (IP), MaryAnn Wolf (IP) and Justin Falango (GM). Other persons present: Sarah Webb/Conservation Commission, Joyce Campbell Counts, Peter Renzelman.

At 7:00pm Rhoades/Chairman opened the meeting. The 8/16/21 Minutes were reviewed. A Motion (Wolf/Kemp) was made to accept them as corrected. Motion passed.

An email from Scott Kurz was reviewed pertaining to how long someone can live on a recreational property.
*Marsden to respond.

At 7:15PM the #2/2021 DC Timberlands, LLC Subdivision Public Hearing was opened. This proposal concerns a two-lot subdivision of Map #37, Lot #2 on Alstead Center Road, Alstead, NH. Eric Pospesil/Surveyor was present representing the owner of the land. Abutter Peter Renzelman was also present. A Motion (Kemp/Saxton) was made to accept the Application as complete.

At 7:20PM Pospesil gave an overview of the proposal - stating that the property was located on the west side of Rt 12A, and the current 273.51-acre lot was proposed to be split into 2 large lots. He explained that this used to be a house lot that fell within both the Rural Residential and the Village C Zoning Districts.

The Board found several errors on the Plan:

- naming of the Lots to be 37/2 & 37/2A
- Date needed showing revisions on the Plan and Mylar
- soil boundary line needs to be put on legend
- spelling errors of Heman Chase and several Abutters

Abutter/Renzelman inquired about the snowmobile trail that goes through the property, and what would happen to it. Pospesil stated that it will be up to any new property owners – and he will pass this concern onto the current owner.

At 7:38pm a Motion (Kemp/Saxton) was made to close the Hearing. Motion passed. The Deliberations were opened. There was no additional discussion. *Approval contingent upon all the errors being corrected on the new set of Plans/Mylar to be sent.

A Motion (Kemp/Saxton) was made to accept the proposal as presented. Motion passed. *Marsden told Pospesil that a new Mylar and at least 3 copies of Plans were needed with the corrected information.

At 7:45PM the #3/2021 DC Timberlands, LLC Subdivision Public Hearing was opened. This proposal concerns a three-lot subdivision of Map #29, Lot #7 on Alstead Center Road, Alstead, NH. Eric Pospesil/Surveyor was

present representing the owner of the land. Abutter Peter Renzelman and Sarah Webb/Conservation Commission were also present. A Motion (Kemp/Saxton) was made to accept the Application as complete.

At 7:50PM Pospelil gave an overview of the proposal - stating that the property was located on the east side of Rt 12A, and the current 75.12-acre lot was proposed to be split into 3 lots – two of which were proposed 11.41-acres each; the third proposed to be 50-acres. Pospelil stated that two of the Lots have a shared driveway (Lots A&B), as the State of NH DOT only issued them 2 Driveway Permits for this subdivision proposal.

The Board found several errors on the Plan:

- naming of the Lots to be 29/7, 29/7A, 29/7B
- Date needed showing revisions on the Plan and Mylar
- road name error
- spelling errors of Heman Chase and several Abutters
- add note on the Plan regarding the shared driveway; and the Deeds need to include the fact that there is a deeded Right-of-Way to each Lot
- add a note on Plan that states the Lot entrance from Rt 12A must include at least some portion of both abutting lots (the DOT Permit states width not to exceed 15')

Abutter/Renzelman inquired if there would be a culvert at the end of the shared driveway. Pospelil responded that was a question for NH DOT. Renzelman stated that the BMP's from the logging were not honored as far as restoration went; he felt it was careless logging, and that the future landowner could end up assuming liability for erosion issues. Rhoades stated that *DES could be notified. Sarah Webb/Conservation Commission had a copy of a letter that had already been sent to the current landowner, Brent Day, regarding this situation. Rhoades further added that *the State Foresters could also be notified regarding this situation.

At 8:15pm a Motion (Saxton/Kemp) was made to close the Hearing. Motion passed. The Deliberations were opened. There was no additional discussion. Saxton commented that all three lots were large enough to be able to be put into Current Use.*Approval contingent upon all the errors being corrected on the new set of Plans/Mylar to be sent.

A Motion (Saxton/Kemp) was made to accept the proposal as presented. Motion passed. *Marsden told Pospelil that a new Mylar and at least 3 copies of Plans were needed with the corrected information.

Webb asked the Board if the Town had a process with loggers regarding the quality of work they do. Webb stated that the Conservation Commission would like a form letter sent by the Town to each logger/forester at the time an Intent to Cut Application is filed, that references RSA's when working near Class V and Class VI roads.

Renzelman stated he hopes the Town does not adopt a steep slope ordinance which would prohibit work on slopes greater than 20-30%. Rhoades stated that the State does have good laws pertaining to forestry cuts ("Deceptive Forest Practice Laws"); and that foresters must have contracts with landowners.

The email Kemp sent regarding cell tower inspections was discussed. *Marsden to pull the files and discuss this at the next meeting.

There has been a recent increase in postage costs - *Marsden to change all forms and update information on Town website.

The budget was discussed – Marsden to look at postage costs and get back to Charlotte Comeau with the information.

There will be a Public Hearing at the 10/11/21 Meeting for the Conservation Commission to adopt the Comprehensive Wetlands Comparative Evaluation as part of the Town's Master Plan. *Marsden to post notices.

The Board gave permission for Members Rhoades and Konesko to sign the DC Timberlands Mylars/Plans outside of a meeting when they arrive.

A Motion (Wolf/Saxton) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 8:55pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant