

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
May 6, 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 8/5/19.**

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

Molesky/Chairman opened the meeting at 7:30PM. The 4/1/19 Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as corrected. Motion passed.

Mike Rau was present to see if he was interested in becoming a Member of the Board. Joe Levesque is now a Full Member of the Board.

Molesky opened the Public Hearing at 7:45PM. In accordance to the Rules of Procedure, Alternate Members Konesko and Waldmann were appointed Full Members for the purpose of the scheduled Public Hearing.

The Public Hearing for Application #1/2019 for a Variance for Mark and Phoebe Danahy of 162 Cobb Hill Road, Alstead, NH, for Lot #1, Tax Map #16 concerning *Article III Section E 3 a*, to allow for the construction of a garage within the 50-foot setback requirements from the road, was opened. Barrett Bellows/Contractor and Randy Rhoades/M&W Soils were present on behalf of the Applicants. Rhoades is the Engineer and drafted the Plan for the Danahys.

The Application was reviewed for completeness. Molesky read the letter granting permission for Bellows to represent the Danahys in the Public Hearing.

Bellows explained that a detached garage was being proposed on the property; and that the existing garage, which is part of the footprint of the house, is only located about 6' from the edge of the road – not allowing for ample space to park in front of the garage. The plan is to make the existing garage area part of the living space within the house with remodeling. Bellows further explained that there is a 50' drop off at the rear of the property. The Noonan survey map was reviewed by the Board Members. At 8:18PM a Motion (Cartwright/Clark) was made to close the Hearing. Motion passed. The Deliberations were opened. Minimal discussion took place.

A Motion (Clark/Cartwright) was made to close the Deliberations at 8:21PM. Motion passed.

Molesky reviewed the criteria and th Board voted:

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; and it was noted that the safety of the road access was improved (Cartwright).

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 8:32pm, Chairman Molesky stated that the Variance request had unanimously passed for the setback easement to 35' for the garage to be located off the road, as noted on the Plan.*Marsden to let Charlotte Comeau/Select Board Admin. Assistant and Rock Wilson/Zoning Officer know that the Building Permit can be approved with the house enlargements.

At 8:43PM 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, 6/3/19 at 7:30PM at the Alstead Municipal Offices.