

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES
November 4, 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 1/6/20.**

ZBA Members present: Dennis Molesky/Chairman, Joe Cartwright, Kevin Clark, Joe Levesque, Mike Rau and David Konesko/Alternate Member. Select Woman Mary Ann Wolf was also present.

Molesky opened the meeting at 7:30PM.

Peter Hendrick from Woodfield Press was present. He explained that he was part owner in a wholesale business, that had 1 full time employee, and 2 part time employees. The business is currently in a 900 square foot space, and they have outgrown it. Hendrick explained that the business would like to stay in Alstead, and they are currently in the process of looking for a new suitable space. Hendrick was seeking information on if there were restrictions, and for advice on where to look. Hendrick explained that the business usually received about 2 UPS deliveries a week, and made one trip daily to the Post Office.

Molesky looked in the Table of Permitted Uses and deemed the business fell under Warehousing/Distribution – noting that type of business was not allowed in the Lake District; but was allowed, by Special Exception, in the Rural Residential District, and also in the Village District. Hendrick asked if that meant a Public Hearing would be required – Molesky told him yes. *Marsden to email the Application process, Checklist and Application to Erin Heidorn.

Other Business, it was noted that Mike Rau still needed to sign a form for his appointment to the ZBA. *Marsden to contact Julie Bacon/Town Clerk about this. *Marsden to also check on the dates of all Members currently serving to see if others needed to be re-appointed.

An email received was reviewed regarding a solar array request from a Jamie Harris. Marsden shared Peter Rhoades' comments – that a solar array was considered an accessory structure if it was under 120 square feet, and no Building Permit would be required. Konesko wondered if each array was considered an accessory structure. *Marsden to let Harris know that if the solar array was over 120 square feet in size, it would require a Building Permit; otherwise it was considered an accessory structure, and no Permit was required. *Marsden to also tell Harris to check into the Federal Regulations, as they would supersede any Town Regulations. The setbacks on an accessory structure are the same – 50-feet from the road, and 30-feet from the sidelines. Levesque will look into the Federal Regulations. Wolf stated that the solar arrays would not be a taxable item either way.

Brief discussion about a garage that was built on Griffin Hill Road, within 10' of the road, took place. There is a question as to whether a Building Permit was ever obtained. *Marsden to get all Building Permits to date for the ZBA to review.

Marsden to check with the Planning Board on if a joint meeting was needed.

At 8:07PM a Motion (Cartwright/Clark) was made to adjourn the meeting. Motion passed.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant