

Alstead Planning Board
PO Box 60
Alstead, New Hampshire 03602
Phone: 603-835-2986
Fax: 603-835-2178
www.alsteadnh.org

Meeting Minutes: August 18, 2025

Approved with corrections by the Planning Board on 9/22/2025.

Members present: Peter Rhoades, David Konesko, Gordon Kemp, Jed West, Jim Gordon, Jeremiah Sund.

Guests: Joe Levesque, Jude Willis, Joe DiBernardo, Glenn Elsesser, Randy & Heather Gendron, Cindy Westover, Laurie Mack, Ann White (via Google Meet), Samuel Sutcliffe (Via Google Meet), Ashley Montgomery, Michelle Koson, Kate Buckman, Sarah Webb, Shirley Stocker, Sally Stocker, Sharon Phennah and Sharon Iozzo, Planning Board Administrative Assistant.

Rhoades opened the meeting at 6:00pm.

Glenn Elsesser discussed the CIP program for 2026.

Public Hearing #1 opened at 6:15pm for Randy & Heather Gendron's proposed 2 lot subdivision on their property on Route 12A. Joseph DiBernardo represented the Gendrons. Jed West recused himself as he is an employee of DiBernardo & Associates. Abutter, Shirley Stocker asked where the building would take place and was shown on the map. DiBernardo said no pins have been placed yet. A motion to sign the Mylar outside of the meeting was proposed, J. Gordon/Sund motioned to accept the application. All in favor, motion passed.

At 6:30, the Board closed the public portion of the meeting and opened deliberations to review the Gendron's application. Motion to approve based on two conditions: the driveway location needs to be put on the map and the pins being set. DiBernardo to update when this has taken place. Kemp/Sund motioned to close the discussion. All in favor, motion passed. At 6:35pm, Glenn Elsesser continued the CIP discussion for the budget year 2026. Glenn requested that a copy of the CIP report be sent to all Board members. A joint meeting with the Zoning Board was discussed and a possible 9/23/25 meeting date was suggested. Kemp/West motioned to close the discussion. All in favor, motion passed.

The June meeting minutes were read, Kemp/West motioned to accept with corrections. All in favor, motion passed.

The July meeting minutes were read, Sund/West motioned to accept with corrections. All in favor, motion accepted.

Public Hearing #2 opened at 7:15pm for Larry Plaisted's new proposed 2 lot subdivision and lot line adjustment at 411 Alstead Center Rd. Joseph DiBernardo, Surveyor spoke on Larry's behalf. Jed West recused himself as he is an employee of DiBernardo & Associates. Rhoades appointed Jeremiah Sund as an alternate. Kemp/J. Gordon motioned to accept application as complete. All in favor. Motion passed.

At 7:18pm, the public portion of this hearing was opened. Michelle Koson read a letter she had written to the Board from the Bylaws questioning the purpose of the subdivision. Sarah Webb asked if it was careful planning and thoughtful growth for the community. At the previous public hearing, a site walk was suggested, but was not completed. Cindy Westover questioned the new adjustment on the map. DiBernardo explained that it was to gain the five acres. Deed restriction for building removed from the map.

Kate Buckman, Ashley Montgomery and Jude Willis feel it's a ridiculous lot line adjustment. Ann White agrees with the other abutters. Ann White is selling her mother's house that is across the street and Realtor, Laurie Mack spoke about a potential customer that canceled her interest due to the new lot. Sharon Phennah said she would be ashamed to approve this plan. Sarah Webb explained the topography and a steep ravine towards Campbrook Road. Larry is manipulating the Wetlands, Watershed and Conservation.

At 7:52pm, Rhoades requested a motion to close the public portion and begin Board deliberations. Kemp/Sund motioned. All in favor, motion passed.

Sund asked if a site walk would benefit a decision, Konesko motioned for a continuation of our meeting as he feels there is more research required to be ready on September 15, 2025 at 6:00pm, all in favor, except Kemp. Majority not in favor of a site walk. No pins have been set. Driveway permit in place. Kemp/Sund motioned to approve the subdivision with the condition of the pins being set. All in favor, except Konesko. Motion passed. Kemp/Sund motioned for the Board Chairman and Vice Chairman to sign the Mylar outside of the meeting.

Other Business:

Ann White and other abutters are pursuing an American Heritage Association for Alstead Center. J. Gordon took a packet that was present to read.

Kemp suggested a joint meeting with the Zoning Board regarding items needing discussion about the Owl's Nest Farm Stand.

It was suggested to invite the Zoning Board to our October meeting to go over Planning/Zoning ordinance changes, updates and create a list of what needs to be covered.

Levesque asked if FEMA has done their job-Flood Plan, SWRPC

The Select Board was informed about Kent Carbo as a new alternate for the Planning Board.

8:48pm Kemp/West motioned to adjourn the meeting. All in favor, motion passed.

Respectfully submitted by:

Sharon Iozzo
Planning Board Assistant