

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES

May 16, 2022

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 6/6/22.**

ZBA Members present: Dennis Molesky/Chairman, Mike Rau, Joe Levesque, and David Konesko/Alternate Member .

At 7:01pm Molesky/Chairman opened the meeting. The 5/2/22 Minutes were reviewed. A Motion (Rau/Levesque) was made to accept them as corrected. Motion passed. Member Rau has been re-sworn in.

Molesky opened the Continuation Hearing for Application #1/2022 for a Special Exception for Bonnie N. and Laurence E. Howard of 3 Warwick Terrace, Marblehead, MA, for property located on Tax Map 11, Lot 99, on 5 Prospect Street in Alstead, NH, was opened. The Hearing was concerning Article VII Section G a iii for Conversion of Existing Building to Two-Family Use - to allow for an Accessory Dwelling Unit.

Member Konesko was appointed a Full Member for the purposes of this Continuation Hearing. Bob Clark/Griffin Construction was in attendance via Google Meet. Clark had dropped off information he had received from L. Howard that she had received when she bought the house from her Realtor. It stated the septic system was 1200 gallons, and there was a leach field. Clark stated that legally an 1100 gallon tank was required for a 3-bedroom home; 1000 gallons for a 2-bedroom home. Member Levesque confirmed that he had found information that the septic system needed to be between 1000-1500 gallons for a new construction 3-bedroom home.

Konesko asked when the system was installed; Clark did not have that information. Konesko wondered if the tank was steel – Clark said it was concrete. Rau stated that the information provided was information the original owner filled out; and Cushing and Sons (a well company) had added some information as well. The Members were concerned that the information provided was not adequate to verify what type of system was actually there. *Clark stated that he would contact NH DES to get the septic system information, or will get someone physically there to inspect the tank.

Discussion to continue the Hearing until 5/25/22 took place, if Clark can get the information quickly, in time for the Hearing to be Noticed as required by State RSA's. If he needs longer, the Hearing will take place at the regular June ZBA meeting on 6/6/22. *Clark to get in touch with Marsden within a few days. A Motion to continue the Hearing (Levesque/Rau) was made at 7:40PM. Motion passed.

Brief discussion took place as to how the Board would know if a one-time addition to an encroachment had already taken place.

A Motion (Levesque/Rau) was made to adjourn the Meeting. The Meeting adjourned at 7:47PM.

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Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board