

ALSTEAD ZONING BOARD OF ADJUSTMENT
POB 60, Alstead, New Hampshire 03602
Phone/Fax 603-835-2986
Fax 835-2178
www.alsteadnh.org

MEETING MINUTES
December 6, 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 1/3/22.**

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

At 7:30pm Molesky/Chairman opened the Meeting. The 11/1/21 Minutes were reviewed. A Motion (Clark/Cartwright) was made to accept them as corrected. Motion passed.

*Molesky asked Marsden to ask the Town Attorney or the Municipal Association if conditions can be attached to Special Exceptions.

Tedd and Christine Benson were present from Benson Woodworking to discuss their workshop located on Pratt Road. They explained that building was built in 1974, and the front of the building was added onto in 1982. They also explained that in 1983 the Timber Framers Guild of North America was formed, and they held the first meeting at this location on Pratt Road. T. Benson explained that Benson Woodworking grew from 8 to 45 employees in the early 2000's; that was when they outgrew the space and moved to a new location in Walpole. T. Benson explained that about 10 employees remained working in the Pratt Road woodworking shop; and two years ago that space became office space, which proved very helpful at the start of Covid.

T. Benson explained that there are now 1500 members in the Timber Framers Guild across North America, and the main office is located in Massachusetts. The Bensons would like to use the shop as the Timber Framers Guild headquarters, and then eventually have the business 'Heartwood' located there, which would provide education training in the craft of timber framing. They anticipate a staff of about 5 people; and when courses are held, there would be a total of 8-20 people attending. They explained that it was not a proposed change of use, only a proposed change in business. Benson explained that this would have less of an impact on Pratt Road than the original business had; with only a few staff and occasional courses offered.

Molesky agreed that it was not a change of use for the office, further stating that schools are allowed in all districts. Levesque stated that he felt there was adequate parking onsite, as at one point there were 45 employees parking there during regular business hours. Levesque also stated that it was good the building would continue to get used. It was determined that the Bensons did not have to do anything further for this business proposal.

The Sunny Meadows letter was reviewed - *Marsden to send it.

*Marsden to do an official letter to Laurie Kirk.

*Marsden to let Zoning Officer/Alan Kauders and Charlotte Comeau/Admin. Assistant to the Select Board know about the concern of the recent house built (within the past 3 months), and the new driveway put in, on the Lot from the Martin Major Subdivision on the Walpole Valley Road— as there are construction restrictions on that driveway. *Marsden to also look if a Driveway Permit or Building Permit was ever issued.

*Marsden to also have Kauders follow up on the mobile home recently put on a property in the Lake District.
*Levesque stated the Select Board is also dealing with that situation, as that property has over \$37,000 in back taxes owed on it.

*Marsden stated that Julie Bacon/Town Clerk told her about Laurence Howard inquiring about putting an apartment in her barn. Marsden has not heard from Howard.

An email regarding Baine Road and the LEAF School was reviewed. Someone had inquired if the septic system was adequate with all the new uses in the building. Molesky spoke to this, stating that the property had initially received approval to be a function hall, and that 1300 gallons/day is the septic system capacity – more than enough to support the uses.

At 8:30pm the Motion for Rehearing from Matt and Katie Beam/CKB Properties, LLC was reviewed. The letter from Stephen Murrell/Alstead Police Chief was read. Molesky stated that the speeding concerns seem to be more about Criterion C, not Criterion A. Rau stated that the road width and plowing issues also do pertain to Criterion A. The Board was in Agreement for holding a Rehearing on 1/3/22 at 7:45pm.

A Motion (Cartwright/Clark) was made to adjourn the Meeting. The Meeting adjourned at 8:58PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board

The next Regular Meeting is scheduled for Monday, January 3, 2022 at 7:30PM. The Beam Rehearing is scheduled for 7:45pm.