

ALSTEAD ZONING BOARD OF ADJUSTMENT
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MEETING MINUTES

June 20, 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 8/1/22.**

ZBA Members present: Dennis Molesky/Chairman, Mike Rau (via teleconference), Joe Levesque, Kevin Clark, Max Zurmuhlen, David Konesko/Alternate Member and Allan Kauders/Zoning Officer.

At 7:30pm Molesky/Chairman opened the Meeting. The 6/6/22 Minutes were reviewed. A Motion (Clark/Levesque) was made to accept them as corrected. Motion passed. Member Levesque stated that the Town's website will eventually be changed to a .gov which will decrease attempts at virus attacks. Levesque also stated if a Member attends a meeting remotely, and a vote is required, then a roll call is needed.

At 7:45PM, the third continuation of the Public 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 Hearing, as he had been in attendance at all the previous Hearings. New Member Zurmuhlen was brought up to date on the Special Exception Hearing so far. Abutters and interested persons in attendance: Gordon Kemp.

There were no persons in attendance representing the Applicant or Owner. Marsden read in record an email from Emilie Judge/Griffin Construction regarding their attempts to contact L. Howard several times, but have not had any luck nor any contact back from her.

Molesky suggested a vote be called for, as there was no new information, adding that he was inclined to vote to deny because the information requested was not received. Zurmuhlen stated there appeared to be adequate time given to get such requested information. Rau was in agreement; Clark and Levesque also agreed.

At 7:20PM a roll call vote of the Full Board (6 Members) took place:

As it pertained to criterion A) The proposed use is in an appropriate location by virtue of the adequacy of public roadways and the nature of surrounding development and land uses – all Members agreed it was – Molesky, Levesque, Clark, Konesko, Rau and Zurmuhlen; This Criterion passed.

As it pertained to Criterion B) the granting of the Special Exception would not reduce the value of any other property in the area, nor otherwise be obnoxious, injurious or offensive to the neighborhood – all Members agreed it was – Molesky, Levesque, Clark, Konesko, Rau and Zurmuhlen; This Criterion passed.

As it pertained to Criterion C) No nuisance or hazard to vehicles or pedestrians will result from the granting of the Special Exception – all Members agreed it was – Molesky, Levesque, Clark, Konesko, Rau and Zurmuhlen; This Criterion passed.

As it pertained to Criterion D) Adequate and appropriate facilities will be provided for the proper operation of the proposed use – all Members agreed it did not – Molesky, Levesque, Clark, Konesko, Rau and Zurmuhlen; This Criterion did not pass.

Criterion E) Additional reports or studies may be required by the Board including but not limited to traffic; High Intensity Soil Survey; parking; storm water, erosion and sediment control; and fiscal and environmental impact analysis was not discussed.

Molesky stated the Special Exception proposal did not pass – it was denied because of lack of information on if there is an adequate sewage system to support the third bedroom added on. A Motion (Clark/Levesque) was made at 7:35pm to close the Hearing. Motion passed.

*Marsden to let Mary Schoppmeyer know the outcome for discussion at the Select Board's meeting the following evening – and to discuss enforcement. Brief discussion of the violation fee covered in the Zoning Ordinance took place. Kauders stated he felt Selectman Saxton is concerned of a lawsuit. Kauders stated rules without enforcement should be abolished.

There is no July Meeting due to the 4th of July holiday. The next meeting is on 8/1/22 at 7:30pm.

A Motion (Clark/Zurmuhlen) was made to adjourn the Meeting. The Meeting adjourned at 7:43 PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board