

**TOWN OF ALSTEAD
MEETING OF THE PLANNING BOARD
SEPTMEBER 11, 2023
6:00 PM
ALSTEAD TOWN OFFICE**

Planning Board Present: Peter Rhoades, chair; David Konesko, vice-chair; Justin Falango; Gordon Kemp

Staff Present: Ahmad Esfahani

Others Present: Jean Fantine, Richard Clar, Heather Greene, Dennis Molesky, Max Zurmuhlen

CALL TO ORDER:

Mr. Rhoades call the meeting of the Planning Board to order at 6:10 p.m.

MEETING MINUTES:

Mr. Rhoades read aloud the minutes of 8.26.2023 Planning Board meeting. Mr. Falango motioned to approve the minutes as read. Seconded by Mr. Kemp. With Mr. Falango, Mr. Kemp, Mr. Konesko, and Mr. Rhoades in favor, the motion was approved.

PUBLIC HEARING:

Mr. Rhoades called the Public Hearing to order at 6:15 pm. Mr. Clar (representative of Liberty Utilities) stated that Liberty Utilities were planning on trimming scenic roads in town. Mr. Rhoades explained the purpose of the hearing was to allow abutters an opportunity to speak. Mr. Clar stated that Liberty is planning on removing some trees on Camp Brook Road. Mr. Kemp asked if Mr. Clar had kept a record of contact from town residents. Mr. Clar stated that he had been in contact with several town residents along this road regarding this matter.

Ms. Greene (representative of Liberty Utilities) entered the hearing at 6:18 pm.

Ms. Greene spoke to budget restrictions limiting their removal of only the worst trees on Camp Brook Road. Ms. Greene stated that the actively failing trees and tree limbs have been given their priority. She advised the Planning Board that if there were any specific areas or trees that the town has designated to be removed, that information could be sent to Liberty Utilities. Mr. Konesko asked for an explanation of corridor. Ms. Greene stated that the corridor was a sixteen (16) foot box around the conductor.

Mr. Kemp asked if authorization could be given for more than one year. Mr. Rhoades stated that he was not aware of anything in the RSA that prevented a longer term of authorization. Mr. Konesko asked if an extended authorization would be a potential hardship for future landowners. Ms. Greene stated that Liberty Utilities would notify residents again before any work would be done. Mr. Rhoades spoke to the damage to the trees being caused by freezing temperatures earlier in the year.

Mr. Kemp motioned to approve the request of Liberty Utilities to conduct scheduled vegetation management, this being good until 12/2027. Mr. Falango seconded the motion. With Mr. Falango, Mr. Kemp, Mr. Konesko, and Mr. Rhoades in favor, the motion was approved.

Mr. Clar and Ms. Greene left the meeting. The public hearing adjourned at 6:42 p.m.

MEETING:

Mr. Rhoades asked Ms. Fantine to speak to the Planning Board. Ms. Fantine stated she had the application for a variance and had also created a power-point that could provide further details. Mr. Rhoades stated that the Zoning Board of Adjustment would be coming in at 7:00 p.m. for a joint meeting, and that possibly they could review this application for completeness. Ms. Fantine stated she would submit her variance application to the town office tomorrow morning.

Mr. Molesky entered the meeting at 6:54 p.m.

Mr. Zurmuhlen entered the meeting at 7:00 p.m.

Mr. Rhoades invited those in attendance to review the most recent version of the driveway permit. Mr. Zurmuhlen asked where on the form the precise location could be located. Mr. Rhoades pointed to Section A and provided a description to the updated form.

Mr. Kemp moved to approve the driveway application and permit form. Seconded by Mr. Falango. With Mr. Falango, Mr. Kemp, Mr. Konesko, and Mr. Rhoades in favor, the motion was approved.

ZBA/PB JOINT MEETING:

Mr. Rhoades commenced the joint ZBA/PB meeting at 7:21 p.m. Mr. Rhoades explained the purpose of the boards meeting together to discuss possible alterations to the ordinances. Mr. Kemp stated that any of the proposed changes would be presented at the next town meeting. Mr. Falango stated that he would draft the first zoning ordinance warrants for the boards to review concerning the change in distance for driveways from abutting properties.

Mr. Rhoades advised Mr. Esfahani to contact Regional Planning and inquire if they have any information or recommendations for Planning Boards/Zoning Boards of Adjustment regarding tiny houses and shipping containers.

Mr. Kemp stated that he would write the draft for a warrant article regarding wheeled structures.

ADJOURNMENT:

Mr. Kemp motioned to adjourn the meeting at 8:40 p.m. Mr. Falango seconded the motion. With Mr. Kemp, Mr. Falango, Mr. Konesko, and Mr. Rhoades, in favor, the motion passed.

Respectfully submitted,
Ahmad Esfahani

Approved by the Alstead Planning Board on 10.9.2023.