

**ALSTEAD PLANNING BOARD AND
ZONING BOARD OF ADJUSTMENT MEETING
POB 60, Alstead, New Hampshire 03602
Phone/Fax 603-835-2986**

**JOINT MEETING MINUTES
January 9, 2023**

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 BY THE ZBA ON 2/6/23. ACCEPTED AS CORRECTED BY THE PB ON 3/13/23.**

PB Members present: Peter Rhoades/Chairman, Justin Falango, David Konesko, Gordon Kemp, Chris Rietmann and Ellen Chase. ZBA Members present: Dennis Molesky, Mike Rau, Kevin Clark, Max Zurmuhlen and David Konesko (Alternate).

****Prior to the start of the meeting Member Konesko met with Barry Bush to review the Plan/Mylar that Bush had brought in – *there are still corrections to be made before the Board can sign.*****

Rhoades/Chairman opened the Meeting at 7:05pm. The 12/12/22 Planning Board Minutes were reviewed. A Motion (Falango/Konesko) was made to accept them as corrected.

At 7:15pm the #5/2022 Tom and Melissa Fredriksen Variance Public Hearing was opened, regarding property located on 21 Main Street, Alstead, NH on Tax Map 12, Lot 1, concerning Article III Section E 2. They were requesting a Variance from the required 200-feet of road frontage – a condition of the recent Subdivision #5/2022, conditionally approved on 12/12/22.. Surveyor/Joe DiBernardo and Abutter/Alan Dustin were present.

The Application was reviewed, and deemed as complete on a Motion from Rau/Clark. Alternate Member Konesko was appointed a Full Member for the purposes of this Hearing. The Applicants waived their right to a Full Board (as Member Zurmuhlen was not yet in attendance). DiBernardo provided a brief overview of the proposal – stating that there was 85.12 feet of road frontage onto Main Street, and they were seeking a Variance from the required 200-feet of road frontage on this lot. DiBernardo explained that this lot, previous to being subdivided, had been in existence prior to Zoning in Town; and that the recent conditional approval of the subdivision required that this lot now meet all zoning requirements. There were no additional questions from the Board.

The Hearing was opened to the public. Dustin asked if there had been a perk test conducted on the Murphy Hill lot that had been recently subdivided off this lot – DiBernardo stated there had not been, nor was it required, as it was a lot over 5-acres in size. DiBernardo added that before any house can be built, a State approved septic system will need to be obtained. Dustin asked if there is a State approved system on Lot 12/1 – T. Fredriksen stated that he had replaced the tank a few years ago, but that did not require state approval.

The Deliberations were opened. After brief discussion of the Criteria, the Deliberations were closed at 7:35pm.

Molesky reviewed the criteria and the Board had a roll call vote:

As it pertained to criterion 1) Granting the Variance would not be contrary to the public interest – all Members (Molesky, Rau, Clark, Zurmuhlen, Konesko) were in agreement that this criterion was met.

As it pertained to Criterion 2) The use is not contrary to the spirit of the Ordinance – all Members (Molesky, Rau, Clark, Zurmuhlen, Konesko) agreed this criterion was met.

As it pertained to Criterion 3) Granting the Variance would do substantial justice – all Members (Molesky, Rau, Clark, Zurmuhlen, Konesko) agreed it met this criterion.

As it pertained to Criterion 4) Granting the Variance would not diminish surrounding property values – all Members (Molesky, Rau, Clark, Zurmuhlen, Konesko) felt this criterion was met.

As it pertained to Criterion 5) Denial of the Variance would result in unnecessary hardship to the owner seeking it; special conditions of the property distinguish it from other properties in the area so no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property – all Members (Molesky, Rau, Clark, Zurmuhlen, Konesko) felt this criterion was met.

At 7:42pm, Chairman Molesky stated that the Variance request had passed unanimously. A Notice of Decision was given to the Fredriksen's.

New Business:

Possible zoning amendments were discussed:

- Air B&B's (from 10/12/20) – taken care of with short term rentals

- manufactured housing on wheels vs. permanent foundation (from 4/12/22 email from Levesque) - discussion took place to cross off “*on permanent foundations*” in the Table of Allowable Uses (Kemp); Rhoades pointed out that the Definition of ‘Manufactured Housing’ would need to be changed as well to include the wording “*on permanent foundations only*”; and add in a ‘ ^ ‘ into the Table of Allowable Uses to read *N, N, A ^ (Manufactured Housing (see definition) ^ on permanent foundation only)*; Falango suggested having 2 lines in the Table of Allowable Uses – *N, N, N not on permanent foundations*
N, N, A on permanent foundation

- *Marsden to look into tiny homes on wheels with Regional Planning

- * look at Warrant Article and Zoning Ordinance for *Event Center*

- Road frontage Article III D 2 – the wording at the end that Surveyor DiBernardo brought up during the Fredriksen Subdivision (secondary after a subdivision is approved); Rhoades stated he felt the wording was clear enough.

- Falango brought up the possibility to reduce road frontage requirements in Village A; Rhoades stated that there is a low possibility of a subdivision to take place in Village A district, and this suggestion had been discussed when zoning was being adopted. Due to fire safety, the need for a new septic system and buildings not encroaching on each other, those issues limit the ability for a subdivision.

- *Marsden to call Regional Planning about tiny houses and shipping containers

At 8:30PM Glen Elsesser presented the updated version of the Town's CIP. Kemp asked about the possibility of responsibly downsizing the Highway Department equipment. Elsesser stated that it takes about 5 to 6 trucks to plow the Town. Elsesser stated that the Engine in the East Alstead Station is broken, and they are not sure the extent of damage to the pump; the library needs a new roof; the Ambulance Department wants a second ambulance – as calls have increased exponentially since COVID, and the Department has many new volunteers; the Ambulance is talking about putting up a building on Bragg Lane. Elsesser stated the Town is getting a new Ambulance this year. Ben Hoy, from the Transfer Station, wants a Bobcat to load bales of recyclables – the Town is currently borrowing Walpole's (Hoy also works for the Walpole Transfer Station).

Elsesser stated the Town did not do well on their investments this year. Kemp suggested that the Town should not take any money out of Capital Reserve due to Stock Market issues. Elsesser stated the option would be to take a loan on items or lease them. Kemp stated that other possible options were taxes could be raised or the purchase could be put off.

Elsesser stated that two items are coming out of Capital Reserve this year: the 10-wheeler Highway Department truck and the ambulance.

A Motion (Kemp/Rietmann) was made to accept the CIP as Elsesser presented it. Motion passed.

Cartwright Subdivision Plans/Mylars were signed.

Falango suggested that the Planning board meetings start earlier (6pm); other Members stated it could work in the Winter month. Rhoades stated the need to discuss further at the next meeting.

A Motion (Falango/Kemp) was made to adjourn the Meeting. The Motion passed. Meeting adjourned at 9:07 PM.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant