

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

**MEETING MINUTES**  
**February 7, 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 3/7/22.**

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

At 7:30pm Molesky/Chairman opened the Meeting. Member Konesko was appointed a Full Member for the purposes of the meeting. The 1/3/22 Minutes were reviewed. A Motion (Konesko/Rau) was made to accept them as corrected. Motion passed.

Molesky shared some reflections he had on the Motion for Rehearing for Matt and Katie Beam/CKB Properties, LLC that came to him after the fact - Molesky stated he wish he had done a few things differently with the two Hearings, like pushed for a traffic study, and approval for a smaller number of units. Levesque stated that if the budget passes the Police Department will purchase rubber mats that count traffic flow. Konesko reminded everyone that the ZBA only approved the 'use', not the number of units – as that falls under the Site Plan Review process. Konesko also pointed out that for a traffic study to be adequate, a comparison of number of trips to storage units vs. residential housing would need to take place. Discussion took place that the Hearing can be continued (adjourned) to a later date, allowing time for Members to reflect. Rau stated he felt that residential housing would create a lot more traffic than storage units will.

Gordon Kemp/Planning Board Member was present. Kemp inquired if a roll call on votes took place. Molesky explained the process of written votes that the ZBA practiced. \*Marsden to ask the Municipal Association if the way Members vote should be recorded in the Minutes. \*Marsden to also ask if Member Levesque (who is also a Select Board Member) should recuse himself from the voting, as any appeal would then go to the Select Board. It is understood that the best practice would be not to have a Select Board Member on a Land Use Board, but we are having trouble trying to fill positions and have a full Board. \*All Members to try to think of other town residents to join the ZBA or PB.

Follow-up on Old Business:

- 93 Griffin Hill Road, garage built without a Building Permit; Berringer is getting one;
- Walpole Valley Road – driveway violation and house built without a Building Permit; \*Marsden to email Charlotte Comeau to let her know it is a Select Board enforcement issue. Comeau recently told Marsden that an Ambulance call to that property resulted in the vehicle sliding off the driveway when it responded to the call;
- Mobile Home on Gilsum Mine Road – Comeau told Marsden that a 20-day Cease and Desist letter has been issued today by the Police Chief;
- Marsden to call back Fred Blais regarding the property for sale on the Colony Mill Road where the cell tower is located;
- the Annual Report was reviewed;
- there were no new Driveway Permits to review;

- Building Permit #29-37 from 2021 were reviewed; along with #1/2022. \*Marsden to follow - up with Kauders/Zoning Officer on a few of them (#37/2021 Laurence Howard and #1/2022 Rebecca Shultz);  
-no word back from Larry Plaisted regarding Sunny Meadow Farms and a Special Exception request.

New Business -

-increasing Application fees – other surrounding towns' costs were reviewed. A recommendation to increase the Application fee to \$120, from \$85, was made; that will cover the cost of the 2 legal line ads required with each Application, but nothing more.

During the meeting Kemp was texting with Kauders/Zoning Officer, and he provided an update on a few of our discussions. Kauders stated he only gave approval if all setback requirements are met, even if the information is not entered on the Application. Kauders explained he does not change anything on the Application, nor add information, unless the landowner initials it. He said he is willing to enter the missing information if the ZBA wants it; Konesko suggested handing it back to the Applicant to complete all required information.

Kemp mentioned that the Select Board have a Google Meet link that does not expire after one hour. \*Marsden to check into.

A Motion (Rau/Molesky) was made to adjourn the Meeting. The Meeting adjourned at 8:52PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board