

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

**MEETING MINUTES**  
**January 10, 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 READ 2/14/22.**

PB Members present via Google Meet (GM) or In-Person (IP): Peter Rhoades/Chairman (IP), David Konesko (IP), Justin Falango (GM), Joyce Curl (GM), and Gordon Kemp (GM).

At 7:00pm Rhoades/ Chairman opened the meeting. The 12/13/21 Minutes were reviewed. A Motion (Falango/Kemp) was made to accept them as read. Motion passed.

David Graham was present via (GM) with a Plan (previously forwarded to the Members) of his neighbor's (Ed Babneau) 85-acre property on Lot 17/10. Graham wants to purchase 10-12 acres of Babneau's property – and they are requesting a waiver from getting a full boundary survey of Babneau's Lot. Graham owns Lots 17/20 & 17/21. Rhoades inquired about the maintenance of the Class V road, adding that this subdivision can only be approved if at least 75-feet of road frontage is left on the Class V road accessing Lot 17/10. Falango asked if this was creating a landlocked lot – Graham stated it would not, as the portion sold was to be added to either his 17/20 or 17/21 Lot.

After discussion, the Board did grant the waiver, but stated that the entire parcel needs to be shown on the Plan as at least a sketch, as well as a sketch of the Lot that the 10-12 acres is being attached to. \*Details need to clearly state where the 10-12-acres are coming from; and where they are being added to. \*The sketch needs to clearly show what the new Lot configurations will look like. \*Marsden to send an Application to Graham.

The current Application fees were discussed, as it has become apparent that as there has been no change for years, the fees do not even cover the cost of the legal line ad advertising the Public Hearing. \*Marsden to look at fees charged by other towns and report back next month. There was question as to whether the Planning Board can approve an increase, or if the Select Board needs to. The Zoning Board is facing the same issue with it's Application fees.

Warrant Article 22 was discussed regarding the request to discontinue the Class VI portion of Woods Road on Maps 51 & 56, Lots 51-5C & 51-5D; from the intersection with the Class VI road known as Chartier Lane to the property line of Map 56, Lot 1. The fact is if the warrant passed there would be no frontage on Lots 51-5D on any town road. \*The Board was wondering when Lot 51-5D was created. Old files were reviewed (Patten 6/14/88), but the information sought was not found. \*Are meeting Minutes available for that meeting – none found in Planning Board files.

\*The question was how a lot got created without any frontage on a Class V road (which is not conforming to the town's Zoning Ordinance). Lot 5A (owned by Proulx) does have access to the Class VI road requested to be discontinued from the back of their Lot, but they also have access onto Route 12A. \*Another question as to why there is a 100' conservation easement going to the Class VI Woods Road to Chartier Lane came up. Konesko commented that if Lots 5C & 5D were combined, there would be no issue of lack of road frontage, as there would then be access to Rt 12A.

Questions/Information for the Therriens:

-Does TONE want to retain Class VI road for access?

-There is a possibility that Lot 5D needs to be merged to 4A, 5 or 5C to make this in compliance with Zoning. Thoughts?

-Does Lot 5C have a Driveway Permit (legal access) for Rt 12A?

- Are owners of Lot 5A in agreement to losing their access off Woods Road?

- with the 100' Conservation Easement – are there any legal easements that would be affected by taking away the Class VI status?

Kemp stated he emailed Jeff Littleton regarding adding the GIS information to the Town's Tax Maps. A brief discussion took place about the property on Walpole Valley Road and the driveway that was put in; \*Marsden to reply to Charlotte Comeau, and to see if a Building or Driveway Permit has been requested/Approved/Issued for this property.

A Motion (Falango/Kemp) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 7:45pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant