

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
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**MEETING MINUTES**  
**September 19, 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 10/3/22.**

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

At 7:00pm Molesky/Chairman opened the Meeting. The Public Re-Hearing #3/2022 (for Application #1A/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 a voting Member at all other Hearings concerning this matter. Abutters and interested persons in attendance: Benji and Emma VanAlstyne, Bill Blaiklock, Laurence and Bonnie Howard and Mary Lou Huffling.

Molesky provided a brief overview of the Re-Hearing, explaining that the original Application was denied on Criterion D (regarding if adequate and appropriate facilities will be provided for the proper operation of the proposed use). The inspection report of the 1250-gallon septic tank by Eric, LLC (Eric J. Eichner) was reviewed. Molesky noted that Eric had suggested that the garbage disposal not be used with the septic system. Molesky asked L. Howard if the garbage disposal system was in use and if it had been disconnected. L. Howard said it was not disconnected, but was not in use. Molesky stated the Board had what was needed in order to vote on this matter.

At 7:07PM 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 was – Molesky, Levesque, Clark, Konesko, Rau and Zurmuhlen; This Criterion passed.

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 passed unanimously. A Notice of Decision was given to L. Howard.

B. VanAlstyne spoke, stating he was still concerned with “the apartment” he claims to be at his neighbors (DeLotto) over the garage; and inquired if there was adequate parking at the Howards, as there is now an apartment there.

A Motion (Rau/Clark) was made to adjourn the Meeting. The Meeting adjourned at 7:35PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board