

**TOWN OF ALSTEAD
MEETING OF THE ZONING BOARD OF ADJUSTMENT
AUGUST 7, 2023 at 7:30 PM
ALSTEAD TOWN OFFICE**

Zoning Board Present: Dennis Molesky, Chair; Kevin Clark; David Konesko

Staff Present: Ahmad Esfahani

Others Present: Matt Saxton (Zoning Officer)

CALL TO ORDER: Molesky opened the meeting at 7:36 p.m. Molesky spoke to an email from Levesque stating he would not be present. Molesky appointed Konesko full member for the night's meeting.

MEETING MINUTES:

Molesky reviewed the minutes of 7.17.2023. Molesky read the minutes and made revisions. Clark motioned to approve the minutes as corrected. Konesko seconded the motion. All in favor, the motion was approved.

MEETING: Saxton stated he did not speak to the owners of the Well-Hill co-op, but that he intends on doing so this week. Saxton spoke to three building permits that would be issued this week. Molesky asked if Saxton had any information regarding an email sent by a resident on Gilsum Mine Road. Molesky advised Esfahani to contact this individual and advise them that they would not need a special exception: the zoning ordinance allows daycare facilities in all districts.

Molesky reviewed a document concerning the question of if there is a zoning violation on Map & Lot 011-005-000. It was discussed that a new deck is larger than the old deck, and the new deck is potentially in violation of the 10 feet setback requirement. Molesky spoke to the town ordinance potentially being in violation, with the new deck being wider in two directions, as well as longer, than the original deck the addition appears to be in violation of the ordinance. Saxton commented that the new deck has already been built. Saxton queried as to the response from the ZBA. Molesky stated that the ZBA would contact the Selectboard and advise them that there is a violation. Molesky asked Saxton to look at this matter. Saxton responded in the affirmative.

Saxton asked if the ZBA had learned anything new about how other towns manage trailer park zoning. Konesko asked what the incentive is of applying for a building permit if there are no consequences for not doing so. Konesko asked if a resident disagrees with an abutter over a building does it become a civil matter. Saxton commented that the ZBA could write a letter over an ordinance violation if it so chose to do so. Esfahani asked when the ZBA would want to have the joint Planning Board/Zoning Board meeting. Molesky asked Esfahani to email himself and Peter Rhoades of the Planning Board to coordinate this meeting.

ADJOURNMENT:

Clark motioned to adjourn at 8:19 p.m. Konesko seconded the motion. All in favor, the motion passed.

Respectfully submitted,
Ahmad Esfahani

Approved by the Alstead Zoning Board of Adjustment on 10.02.2023