

**TOWN OF ALSTEAD
MEETING OF THE ZONING BOARD OF ADJUSTMENT
JUNE 5, 2023**

Zoning Board Present: Dennis Molesky, Chair; Joe Levesque, David Konesko (alternate), Kevin Clarke, Michael Rau

Staff Present: Melanie Mardsen, Jordan Cannon

Others Present: Matt Saxton (Zoning Officer), Margaux and Marc Boyaval

CALL TO ORDER: Molesky opened the meeting at 7:30 p.m.

MEETING MINUTES

Molesky reviewed the minutes of 5.1.2023 and noted specific changes. Clarke motioned to accept the minutes as corrected. Rau seconded the motion. With Molesky, Konesko, Levesque, Rau, and Clarke in agreement, the motion passed.

HEARING

Molesky opened up the hearing for an Equitable Waiver for Dimensional Requirements with applicants Margaux and Mark Boyaval of 98 Prentiss Hill Road, Map 30 Lot57A. Molesky stated that their application would be reviewed for completeness. Molesky stated he deemed the application as complete. Molesky stated the present use is primary residence, and the future use is also primary residence.

Molesky asked Mr. and Mrs. Boyaval to speak.

Mrs. Boyaval stated the other side of the road is all in conservancy, and there is no ability for anyone to build on the other side of Prentiss Hill Road. She stated that they now own the other three lots around the property. Mrs. Boyaval stated that she doesn't think their application is a problem for anyone. She stated that they are building a new house and they have to do a plot plan of all of the buildings. Konesko questioned where is the location where the property is non-conforming. Mr. Boyaval demonstrated on the map. Mardsen stated that she received messages from the company the Boyavals are working with. Molesky stated that in order to approve the application the ZBA would have to agree that all of the conditions of a special exemption are met.

Molesky asked the ZBA and the public if they had any questions. Saxton stated he looked for the waiver of dimensional requirements under discussion and could not find it in the ZBA ordinances. Molesky stated that there has been a previous application for a waiver such as this. Molesky noted for the minutes that the ZBA needs to add the form for Equitable Waiver for Dimensional Requirements to the website.

Molesky closed the hearing and opened ZBA deliberations. He asked the ZBA if they are in general agreement in support of the special exception. Molesky found agreement and the ZBA voted unanimously to grant the waiver for dimensional requirements, that they would be given an Equitable Waiver for Dimensional Requirements and a notice of decision would be sent.

Mardsen presented the original copy of the decision to the Boyavals. Mrs. Boyaval asked if this was a final decision. Molesky stated that there is 30-day appeals window if an individual wanted to appeal the decision. Mr. and Mrs. Boyaval thanked the ZBA and left the meeting.

Mardsen stated she will change the postage on the website for the ZBA and Planning Board posted fees for applications.

BUILDING PERMIT

Molesky spoke to building permit 2023-11. Molesky noted this was not approved. Saxton stated that this was denied because the trailer park is entirely non-conforming. Mardsen stated that there is no way this application would meet setbacks. Mardsen presented maps regarding the denied building permit. Levesque asked if the Selectboard has contacted the NHMA on what the town should do if the town does not have a zoning ordinance concerning trailer parks. Konesko asked if the trailer park acts as its own entity. This trailer park is a cooperative.

The ZBA reviewed Building Permits 2023-12, 2023-13, 2023-14, and 2023-15.

ADJOURNMENT:

Clarke motioned to adjourn at 8:47 p.m. Rau seconded the motion. With Molesky, Konesko, Levesque, Rau, and Clarke in agreement, the motion passed.

Respectfully submitted,
Jordan Cannon

(Approved by the Alstead Zoning Board of Adjustment on 7.17.2023)