

**TOWN OF ALSTEAD
MEETING OF THE ZONING BOARD OF ADJUSTMENT
MAY 1, 2023**

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

Staff Present: Melanie Mardsen, Jordan Cannon

Others Present: Matthew Saxton (Zoning Officer), Gordon Kemp

CALL TO ORDER: Mr. Molesky opened the meeting at 7:30 p.m. Ms. Mardsen introduced Jordan Cannon to the group and stated he was the new Zoning Board of Adjustment Administrator.

MEETING MINUTES

Mr. Molesky reviewed the minutes of 4.3.2023, and noted specific changes. Ms. Mardsen stated that she would be handling the mistakes that were corrected in these minutes. Mr. Clarke motioned to accept the minutes as corrected. Mr. Zurmuhlen seconded the motion. With Mr. Molesky, Mr. Konesko, Mr. Levesque, Mr. Zurmuhlen, Mr. Rau, and Mr. Clarke in agreement, the motion passed.

PERMITS

Ms. Mardsen brought attention to a property on McLean Road where the owners are planning on converting an existing barn into residential structure. She then noted two matters related to solar arrays. Mr. Saxton stated both of these parties applied for the solar abatement but there was nothing on the tax card stating there was an existing solar array.

Mr. Molesky stated that once the solar array goes on tax card and the assessment goes up, then they get a apply for an abatement. Mr. Sexton stated that there were incentives at present for solar arrays.

Mr. Saxton stated that he learned about a tool today that he did not know about that you can go to a link to see a state map with a flood plain overlay. Ms. Mardsen stated that she would forward the link that Mr. Saxton sent her.

Ms. Mardsen reviewed a letter received from a resident who applied for a driveway permit asking her to please supply them with their request of the minutes and everything that is in their file on Alstead Center Road. Mr. Molesky stated he was fine with the permit.

Ms. Mardsen asked Mr. Kemp to detail the event center definition for permitted use. Mr. Kemp stated that he believed this was separate because it was done in the same year. Mr. Kemp stated he did not think the event center was added in. Ms. Mardsen included the additional wording just going to check to see if they fall on the same page they said they would. Exhibit A knocked out definition of "structure". Mr. Kemp stated that this was because that version of the zoning ordinance did include the structure and that's what he based it. Ms. Mardsen stated that they came up with an event center definition in 2021.

Ms. Mardsen stated she received several phone calls. One was about a fence on a shared property line. The person who contacted Ms. Mardsen has a dog. The neighbor has installed a temporary fence in response to the dog crossing the property line. She asked the Board for direction on this matter. Mr. Saxton stated that the individual should agree with his neighbor on the property line, and that there is not a setback limit on fence. Mr. Konesko recommended knotted wire on t-posts as fencing. Ms. Mardsen stated that she would forward the message to the resident.

Ms. Mardsen spoke to contact she received from the Boyavals. Mr. Saxton stated that a bank would want to know if it is financing a building that is permitted. He detailed the matter as an old house that the residents are building a new house beside.

Ms. Mardsen spoke to a resident's question about a lot merger. The resident wants to combine two of their three lots, and there's a house and garage one lot and they want to convert their garage into a house but they want to live in the house they are in now while the garage is being converted. Ms. Mardsen stated that the resident was asking about process. Mr. Molesky stated that the ZBA should find out more of the details.

Ms. Mardsen stated she received a call from a resident with a property presently in current use and wants to install geothermal and asked if this would be permitted.

Ms. Mardsen spoke to an email that the town administrator sent out about emailing the Selectboard as a group. She explained that it would be a blind copy if emailing the Selectboard.

Mr. Molesky stated his appreciation to Ms. Mardsen for her work as the administrator of the ZBA for the past 24 years.

ADJOURNMENT:

Mr. Clarke motioned to adjourn at 8:32 p.m. Mr. Rau seconded the motion. With Mr. Molesky, Mr. Konesko, Mr. Levesque, Mr. Zurmuhlen, Mr. Rau, and Mr. Clarke in agreement, the motion passed.

Respectfully submitted,
Jordan Cannon