

ALSTEAD PLANNING BOARD MEETING
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MEETING MINUTES
November 14, 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 CORRECTED 12/12/22.**

PB Members David Konesko/Acting Chairman, Gordon Kemp, Chris Rietmann, Ellen Chase, Justin Falango, and Joyce Curll (Google Meet).

At 7:00pm Konesko/Acting Chairman opened the meeting. The 10/17/22 Minutes were reviewed. A Motion (Rietmann/Kemp) was made to accept them as read. Motion passed. *Did Rhoades ever write the letter to the Road Agent?

Ron Batchelder was present to ask a few questions about the possibility of subdividing his 30-acre parcel Map 9/Lot 14. He thought he had about 400 feet of road frontage. Batchelder felt there was only one suitable location for a driveway entrance; he hoped to subdivide 3-acres with the house, and 27-acres as a new lot. Falango reviewed the Tax Maps and felt there was 40 feet and 190 feet of road frontage.

At 7:18 the Van E. Hertel #2/2002 Subdivision Hearing was opened. The property is located on Alstead Center Rd and Pratt Road, Alstead, Tax Map 52 Lot 2. Others in attendance included: Barry Bush, John Bafundi, Mark Danahy, Bob Brown, Julianna Stevens and Bill Williams. Members present reviewed the Application. It was noted that the Title Block had a spelling error, and the word ‘conceptural’ needed to be removed. Bush provided a brief overview of the proposal – stating it was a 2-lot subdivision proposal of 175-acres, and 1070 feet of road frontage. A Motion (Kemp/Rietmann) was made to accept the Application as complete. Motion passed.

The Hearing was opened. Other errors were found:

- 3 lots are missing as Abutters on the Plan – 55/8, 38/5, and 37/2A;
- a signature is needed on the Surveyor Stamp;
- there needs to be a signature block for approval;
- Driveway permits are needed for official access onto Lot 2 (from the Town) and Lot 2A (from NH DOT; there is only a temporary access permit for this lot for the logging operation);
- there needs to be a differentiation in the line type on the Plan to show where the Subdivision is taking place (and add it to the Legend);
- label the Lots 2 & 2A;
- set the pins

At 7:42pm, the Hearing was opened to the public. Stevens asked why this constituted a Minor Subdivision; she was told it only involved 2 lots, thus it was a Minor Subdivision.

At 7:44pm, a Motion (Kemp/Rietmann) was made to close the Public Hearing; the Deliberations were opened. Kemp stated he only saw the technical items we had discussed. Chase asked if it was known what the purpose of the Subdivision was; Konesko stated that was not important, and that the Board only needed to look at if the proposal met the requirements for a Subdivision.

Marsden read the 7 Conditions discussed:

- 1) add missing Lot information for 55-8, 38-5 and 37-2a;

- 2) need signature on survey stamp;
- 3) need a signature block for approval stamp;
- 4) need two Driveway Permits for Lot 2 (Town) and 2a (NHDOT);
- 5) differentiate line type to show where subdivision is taking place (add it to the legend)
- 6) label the Lots 2 & 2a;
- 7) set the pins.

At 7:45pm the Deliberations were closed. A Motion (Kemp/Rietmann) was made to accept the Subdivision Application with the 7 aforementioned conditions. Motion passed unanimously. *Bush was told that 3 copies of the Plan, and a Mylar, was required, along with a pre-paid mailing tube. *Bush to email the corrected Plan for review before printing out the final copies required. If this happens before the next meeting, Members Konesko and Kemp will sign.

Discussion returned to the Batchelder proposal. Falango stated that road frontage was an issue, and he figured 230 feet of road frontage is required for this proposal.. Konesko stated he wanted to review the shared driveway requirements, the Subdivision Regulations and the Tax Maps. Batchelder stated that this Lot was created in 1947, pointing out that there is 350' of road frontage on Grant Road, a Class VI road. *There is still question as to what the status is of the "driveway" off Griffin Hill Road that connects to the other side of Griffin Hill Road. *Gordon to ask at the next Select Board's meeting.

At 8:20pm Mark Danahy spoke about his upcoming 12/12/22 7:15pm Hearing for a Boundary Line Adjustment between his Map 8/Lot 12 and Carolyn Lock's Map 1/Lot 1. *Danahy was told he needed a letter from Lock giving him permission to represent her at the Hearing. Lock's Map 1/Lot 1 is now accessed by a private road off Grant Road. Danahy plans to update his Current Use Management Plan after this Hearing. *He was told 3 paper copies and a Mylar, as well as a pre-paid mailing tube would be required if approved.

Bill Williams stated that he is in the process of selling the property to Erin Heidorn and he wants to square up the Lot before this occurs, as there is a common access area owned by the Town (25' X 35'). Williams stated that Peter Rhoades had suggested a Boundary Line Adjustment, and that both parties are in agreement. *The Board recommended that Williams get a letter of 'Intent to Sell' from the Select Board. *Marsden to email Williams an Application, and that he needs to provide a letter to represent Heidorn if the sale goes through prior to the Hearing. Kemp asked if the water issue on the property was resolved; Williams explained that there is a shared well between his property, the store and the Town Offices, and it is still getting figured out.

Marsden stated there are 3 Hearings at the December meeting, scheduled for 7:15pm, 7:45pm and 8:15pm.

The budget was discussed – it was recommended to increase Publications to \$50, Postage to \$600 and to purchase a new laptop computer for the Administrative Assistant. The Board *wants to make sure Marsden's wages are in line with those of the office people.

*Marsden to research advertising costs from two other papers in publication in Town (compare cost of the recent Hertel ads). Marsden stated that the Planning Board Application fees still need to be changed. Konesko clarified that the Application fee was to cover the cost of the legal line ad and possibly time of the Admin. Assnt. *To continue this discussion after legal line ad fees are researched.

Marsden to let Seely know that Driveway Permits will be needed for 3 lots (Map 45/Lot 10).

A Motion (Chase/Rietmann) was made to adjourn. Meeting adjourned at 9:18pm.

Respectfully Submitted,