

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
**POB 60, Alstead, New Hampshire 03602**  
**Phone/Fax 603-835-2986**  
**Fax 835-2178**  
**www.alsteadnh.org**

**MEETING MINUTES**  
**February 6, 2023**

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. **Subject to Approval.**

ZBA Members present: Dennis Molesky/Chairman, Mike Rau, Joe Levesque, Max Zurmhulen, Kevin Clark and David Konesko/Alternate Member.

At 7:30pm Molesky/Chairman opened the Meeting. The 1/9/23 Minutes were reviewed. A Motion (Clark/Rau) was made to accept them as corrected. Motion passed. The Year-end report for 2022 has been submitted to Mary Schoppmeyer.

Larry Plaisted dropped of a new Special Exception Application for Sunny Meadows Farm in January; he wants the hearing to be at the March meeting. Molesky stated he had spoken to Plaisted and the Lot ownership and driveway access issues have been resolved. \*Marsden to send a letter about the new ZBA fees for the Application and Abutter mailing costs.

Through email, an issue over a Driveway Permit for a Lot located on 541 Gilsum Mine Road was taken care of – property owned by Chelsea Cary and Brian Dunham.

Ciaran Lavery has been in contact with the Zoning Board and the Select Board about a possible barn conversion into a rental property on Map 30 Lot 36 (a neighboring property), and the placement of the driveway access to the barn is quite close to his property Map 35, Lot 21) – he was looking for information about setbacks, etc. The Board informed him that no Driveway Permit, nor Building Permit, has been submitted for the property with the barn on it to date, and that there is a 10’ required setback from a property line for a driveway to be approved.

An email was received from Adam and Sarah Dunning, who were looking for information on Right-of-Ways on Main Street – the Board directed them to look at their Deed for information about a ROW.

Marsden had received an email from Sara Ladzinski about having a licensed child-care center in her home; She was told that it was allowed in every district in Town in the Table of Allowable Uses.

An email from Jennifer Coddling, Esq was received on 2/3/23. She stated she represented Benjamin and Emma VanAlstyne of 8 Schoolhouse Lane. She was looking for information regarding the neighbor’s (the DeLotto’s of 11 Schoolhouse Lane) erection of a shed and the Town’s involvement in this matter. \*Marsden to pull the DeLotto Variance file on this matter and respond – copying Dennis Molesky and Mary Schoppmeyer/Select Board.

Building Permits #27-37 were reviewed. It was noted that the numerical labeling should restart at #1 at the beginning of a new year. It was also noted that #36-2023 for Kent Carbo and Lisa Orten was approved, even though the Building Permit stated Guest House. \*Marsden to reach out to Matt Saxton/Zoning Officer about both of these matters.

Zoning Board of Adjustment February 6, 2023

2

A Motion (Clark/Rau) was made to adjourn the Meeting. The Meeting adjourned at 8:31PM.

Respectfully Submitted,

Melanie Marsden/Administrative Assistant to the Board