

**ALSTEAD PLANNING BOARD MEETING**  
**POB 60, Alstead, New Hampshire 03602**  
**Phone/Fax 603-835-2986**

**MEETING MINUTES**  
**February 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 3/14/22.**

PB Members present via Google Meet (GM) or In-Person (IP): Peter Rhoades/Chairman (IP), David Konesko (IP), Justin Falango (IP), Joyce Curll (GM), Matt Saxton (IP), Gordon Kemp (IP) and Chris Rietmann (GM).

At 7:00pm Rhoades/ Chairman opened the meeting. The 1/10/22 Minutes were reviewed. A Motion (Kemp/Falango) was made to accept them as read. Motion passed. \*Marsden to see if there are 1988 Select Board Meeting Minutes available to look into the Patten (6/14/88) Subdivision.

Katie Beam/property owner and Randy Rhoades/M&W Soils were present to discuss the Site Plan Review process for a storage unit project on Map 12/Lot 24. Beam explained she just received a Special Exception from the ZBA; and that the Beam Plumbing and Heating business runs out of the same lot now. They had a preliminary Plan with them, showing 118 units, with a fenced in area around the perimeter (the back of some of the units become some of the fenced in area. Topography lines will be added to the Plan R. Rhoades said. Beam explained that the property was left quite rough from the lumber yard business, and they have been cleaning it up. There are still some hills of sawdust on site.

Beam and R. Rhoades explained that this property is not designated floodplain, and the units proposed are away from the Cold River; and that they are aware of all the concerns from the Abutters on this project – and they anticipate continued concern about traffic flow with the Site Plan Review process. R. Rhoades stated that he had traffic information about a projected 7 trips total per day with all the units. They knew they needed to discuss hours of operation, adding that there will not be an office there/person onsite. They discussed using down-lighting, which will only reflect light on the inside of the perimeter of the storage units and fenced area; and that they may use some motion sensor lighting behind the buildings.

R. Rhoades explained that the lot was 14.7 acres in size; and all the buildings will take up minimal space (75,000 square feet) using less than 2-acres of the lot. P. Rhoades reminded the Board and potential Applicant that the Board was only there to provide information to the Applicant regarding the Site Plan Review process; and they could not discuss or share any opinions on the project. P. Rhoades stated that the ZBA has already given approval for the Special Exception, so the Site Plan Review process can be pursued – to determine the best particulars for the use.

\*Konesko asked R. Rhoades if he could supply a traffic comparison of the proposed project vs. if residential houses went in. P. Rhoades reviewed the Site Plan Review process – Section V - Submission requirements A) Existing Data and Information (1-10); and B) Proposed Development (1-19) – specifically #17 a) Community Facilities Impact 1 – 7. Beam explained that there is no mortgage on the property, and that there were no environmental studies done before buying the property. R. Rhoades \*plans to get a report from the Highway Department before the Hearing; P. Rhoades \*asked that he also get input from the Fire Department. Konesko inquired if box trucks/trucks with trailers can get into the storage unit area. Rietmann asked about the surface material – R. Rhoades stated it was still gravel, as it's always been. R. Rhoades stated that rain soaks right into the

ground; and \*he plans to conduct some soil test sites. R. Rhoades stated that the property is bowl-shaped, and all infiltration stays on site – and it is the plan to keep it that way.

R. Rhoades asked if the Board wanted architectural renderings - \*they said yes. Kemp asked if the Town should do a traffic study now, as more information could be helpful. P. Rhoades asked for information on \*what a typical family residential house shows as an average number of trips per day.

#### Old Business:

-It has been determined that there exists no Building or Driveway Permit for the Walpole Valley Road house/driveway issue.

-the Therrien Warrant Article is a concern – because if the Class VI status of the road is taken away, then a landlocked Lot is being created with no frontage on a public highway – which is in direct contradiction to the Town’s zoning. The Board felt even if the Warrant passes, it still would not be considered legal. \*Marsden to email Charlotte Comeau/Select Board about this. The Board also had the concern that Chartier Lane was not all a Class VI road. There is also still confusion as to who started the 100’ easement – Kemp tried to research it at the Registry of Deeds.

- Increasing Application fees was discussed; intent is to keep them low, so as to encourage people to be compliant. P. Rhoades stated that the legal line ad cost needs to be covered though. \*Marsden to call the Municipal Association about the process to change fees. \*Marsden to ask Comeau how much the typical Planning Board legal line ad costs. \*P. Rhoades to also look at the RSA’s to see if he can find out process to change fees.

Mary Ann Wolf is stepping down from her position after Town voting.

A Motion (Kemp/Falango) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 8:19 pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant