

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

**MEETING MINUTES**  
**December 12, 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 1/9/23.**

PB Members present via Google Meet (GM) or In Person (IP): David Konesko/Acting Chairman (IP), Chris Rietmann (IP), Gordon Kemp (IP), Ellen Chase (IP), Justin Falango (IP) and Joyce Curll (GM). John Mann was also present.

At 7:00pm Konesko/Acting Chairman opened the meeting. The 11/14/22 Minutes were reviewed. A Motion (Kemp/Rietmann) was made to accept them as corrected. Motion passed.

**Old Business:**

-No word from Hertel or Barry Bush as to when they will have the corrected Plans and Mylar turned in.  
-the Batchelder situation is a moot point as he sold the property as one parcel; \*Marsden to email him to get him his information back.

**New Business:**

-Glen Elsesser contacted Marsden about doing work on the CIP if the Board wants him to; The Board would love him to continue his work with the CIP!  
-Kemp had researched the wages in Town of the similar positions to Marsden – her wages to be increased.

At 7:15PM the #3/2022 Carolyn Lock Boundary Line Adjustment Public Hearing was opened. This proposal concerns Map #1, Lot #1 on Cobb Hill and Grant Road, Alstead, NH. A Motion (Kemp/Rietmann) was made to accept the Application as complete. Mark Danahy and Carolyn Lock were both present. Danahy provided a brief overview that 46.6 acres from Map 1/Lot 1 is being added to Map 8/Lot 12 to create a 93.9-acre lot; and Map 1/Lot 1 will become 199.6-acres, with remaining frontage on Grant Road and a private road into the mine..

Kemp questioned the actual name of the road – Grant vs. Colony Mine Road. Konesko \*wanted a Locus Map to be added to the Plan to show both Lots in entirety. \*There was discussion to remove the wording ‘Sheet 1 of 2’ in the title. \*The Abutters names and addresses need to be added to the Plan with the Lots identified. \*There is a need to clarify/change the lines that represent existing vs. proposed lines in the Legend. \*The wording in Note 7 “is presumed to be a private road” needs to be eliminated.

Danahy asked who decides if it’s a private road or not; he was told he would need to ask the Select Board, or it could possibly be a legal question.

At 7:42pm a Motion (Kemp/Rietmann) was made to close the Hearing. Motion passed. The Deliberations were opened.

A Motion (Kemp/Rietmann) was made to accept the proposal with 5 conditions:

- 1) Add Locus Map to show both lots
- 2) change and define what the lines represent in the Legend to show existing vs. proposed
- 3) eliminate the wording ‘is presumed to be a private road’ in Note 7

4) add a signature block to sheet 2 of 2.

5) add Abutters names and addresses with the lots

Gave Danahy and Lock the Notice of Decision Approval with the 5 conditions. Danahy will email the Board the corrected Plan before printing them.

At 7:55PM the #4/2022 Anne S. Cartwright Trustee Subdivision Public Hearing was opened. This proposal concerns Map #66, Lot #11 & #13 on Alstead Center Road, Alstead, NH. A Motion (Kemp/Rietmann) was made to accept the Application as complete. Joe Cartwright and Joe DiBernardo were present.

DiBernardo explained that this proposal was to adjust, with a Boundary Line Adjustment, some land between parcels #11 and #13, in order to keep the existing driveway all on Lot #13 with the house – resulting in a 16.6-acre lot. A new 77.09-acre lot will be created (to be called 13-A) which will have access with a deeded Right-of-Way thru Lot 66/13. (Lots 66/11 and 65/1 also have deeded Right-of-Ways across 66/13). DiBernardo explained all this land is in the Rural Residential District. He clarified that the boundary line of 65/1 is not changing with 66/13A. Konesko asked if the right-of-Way is to be recorded with meets and bounds. DiBernardo explained there was no new curb cut for any new access permit, that's why the Right-of-Way is being used.

At 8:08PM (Kemp/Rietmann) made a Motion to close the Hearing. Motion passed. The Deliberations were opened. There were none – Rietmann stated this was a straight forward proposal. A Motion (Kemp/Rietmann) was made to approve the proposal as presented. Motion passed. The Notice of Decision was given to Cartwright.  
\*DiBernardo to turn in a Mylar and mailing tube.

At 8:15PM the #5/2022 Tom and Melissa Fredriksen Subdivision Public Hearing was opened. This proposal concerns Map #12, Lot #1 on Main Street, Alstead, NH. Tom and Melissa Fredriksen, Donalin Ring and Kathleen Dustin, as well as Joe DiBernardo, were present. A Motion (Kemp/Rietmann) was made to accept the Application as complete. DiBernardo provided a brief overview of the proposal, stating that a 2-lot subdivision was being proposed, resulting in a 5.04-acre lot off Main Street and a 5.3-acre lot off Murphy Hill Road. \*Lot #11/173 needs to be corrected to #11/143, and Lot#11/150 (Silva) needs to be added. DiBernardo stated that 85.12 feet of road frontage are with the lot on Main Street, and 239.93 feet of road frontage are with the lot on Murphy Hill Road.

At 8:35PM a Motion (Kemp/Rietmann) was made to close the Hearing. Motion passed. The Deliberations were opened. There was concern with the inadequate amount of road frontage with the Main Street Lot. It was noted that the Lots would be 12/1 and 12/1A. After discussion a Motion (Kemp/Rietmann) was made to approve the Subdivision subject to a Variance approval on the road frontage requirement for Map 12/Lot 1.

There is no ZBA meeting on 1/2/23; \*Marsden to get a quorum for 1/9/23 to hold a Variance Hearing, and a joint meeting to discuss Zoning Amendments. \*Marsden to email Variance Application to DiBernardo. \*Discuss road frontage wording as a possible amendment.

At 9PM Danahy returned to the meeting. He stated that not all the Abutters would be shown on the Plan, as not all of Map 1 Lot 1 will be shown. The Lock/Danahy Hearing was re-opened. The condition pertaining to listing Abutters was removed, leaving only 4 conditions:

1) add Locus Map to show both lots

2) change and define what the lines represent in the Legend to show existing vs. proposed

3) eliminate the wording 'is presumed to be a private road' in Note 7

4) add signature block to sheet 2 of 2

At 9:10PM a Motion (Kemp/Chase) was made to accept the proposal. Motion passed.

A Motion (Kemp/Rietmann) was made to adjourn the meeting Motion passed. The Meeting adjourned at 9:15pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant