

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

**MEETING MINUTES**  
**April 17, 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. **ACCEPTED AS CORRECTED 5/15/23.**

PB Members present: Peter Rhoades/Chairman, David Konesko, Justin Falango, Chris Rietmann, Gordon Kemp and Joyce Curll/Alternate (via Google Meet).

At 7:00pm Rhoades/ Chairman opened the meeting. The 3/13/23 Minutes were reviewed. A Motion (Kemp/Rietmann) was made to accept them as corrected. Motion passed.

Some Old Business was quickly taken care of before the scheduled Hearing was opened. \*Marsden to email Adam and Sarah Dunning regarding their most recent email concerning the Right-of-Way in front of their property on Main Street – \*they are to be told to contact the Select Board and Road Agent about this matter directly.

Marsden had not heard back from the Road Agent regarding the recent Rhoades Road driveway that was put in incorrectly on Tax Map 4/Lot 11D. \*The Planning Board would like to invite the Road Agent to their May meeting in order to finalize the update of the Driveway Permit form, and to review the Driveway Permit process.

At 7:16 the Van E. Hertel/RAED Hertel Family Trust #1/2023 Subdivision Hearing was opened. The property is located on Pratt Road, Alstead, Tax Map 52 Lot 2A. Others in attendance included: Barry Bush, John Bafundi, and Peter Renzelman. Rhoades read the Application, and the Members present reviewed the Application for completeness. A Motion (Kemp/Rietmann) was made to accept the Application as complete at 7:28pm. Motion passed.

Bush provided a brief overview of the proposal – stating it was a 3-lot subdivision proposal resulting in a 206.5-acre lot, an 88.8-acre lot and a 25.07-acre lot – all with adequate road frontage. One of the lots had an existing driveway. \*The Driveway Permits submitted for the other two proposed lots were difficult to understand what was actually getting approved for as a location. \*There was also no Permit number on the Permits.

Rhoades also noted that \*no iron pins are shown on the corners of the proposed Lots – reminding Bush that either the pins need to be set, or a bond needs to be posted to ensure the pins do get set before the Board can sign any approval. It was discussed that it is typical to see on a Subdivision Plan the words “iron pins to be set” or as “iron pins set” on the version the Board eventually signs.

\*Konesko questioned the western property line as shown for Map 52, proposed lot 2C, and the 4 angle points, as well as the straight line (that does not seem correct).

The Hearing was then opened to others in attendance. Renzelman read into record a letter written by Sarah Webb, the Chair of the Conservation Commission, about the concerns her group has about the Lily Pond cut. Renzelman stated he shared the Conservation Commission’s concerns, as the property was heavily logged until February 2023, and he was not in agreement that the best practices management were used. He shares the concerns that there are potential wetlands and slash violations – and pointed out that if the properties get sold before the potential violations are corrected, the new owners will assume the responsibility to fix the problem. Renzelman, and the

Conservation Commission were both asking that the Planning Board not decide on this subdivision until after the time DES or the NH Forest Ranger can walk the property and sign off on the cut.

Renzelman also stated he had concerns about the proposed driveway locations for Lots B & C, as there are steep slopes in those locations, as well as a wetlands drainage concern on Lot C. Rhoades stated the Board does not have the discretion to hold up the Public Hearing based on the concerns submitted by the Conservation Commission, but can do a site visit to look at the proposed driveway locations and concerns around them. Konesko asked if the driveway locations were marked with flags or stakes – Bush stated they were not. Bush stated that the flags located on the site identify the different lot locations. Konesko asked if the current owner planned to install the driveways, or if they were to be left up to potential buyers. Bush and Bafundi were unsure. \*It was noted that once a Driveway Permit is signed, approval only lasts for a year before another Permit would be required.

At 7:55pm, a Motion (Rietmann/Kemp) was made to close the Public Hearing; the Deliberations were opened.

Rietmann stated that \*flags were needed to identify the proposed driveway locations, and he wanted to \*see better description of location on the Driveway Permits. Konesko stated he wanted the \*Road Agent present if a site visit was to happen.

A Motion (Rietmann/Kemp) made 1) if flags were an indicator of exact location of proposed driveway and better documentation on the Driveway Permit by the Road Agent. Rhoades reminded all present that the Planning Board has the final authority on Driveway Permits, yet has authorized the Road Agent to act on their behalf, adding that the Board can still disagree and/or override the Road Agent's decision. The Board discussed their decision to hold a site visit on Monday, April 24<sup>th</sup> at 6pm, to meet at the entrance of Lot 2A, \*Marsden and Kemp to reach out to the Road Agent to attend; if he is unable to, he needs to have the driveway locations clearly flagged showing where the driveway location is proposed.

A Motion (Falango/Rietmann) was made 2) that conditional acceptance based on pins to be set on all corners and angle points before final approval.

A Motion (Kemp/Rietmann) was made 3) to add the missing dimension on the western side of Lot 2C, and to correct the dimensions on Lot 2B.

The letter from Sarah Webb/of the Conservation Commission was re-read. Kemp stated that the Board has no statutory authority on these matters, but they had heard the concerns. Rhoades pointed out that Webb was doing her job by looking after the natural resources of the Town. Rietmann added that the Board can only be concerned with the aspects of the Application, driveway permits, etc. and if it meets the criteria of the subdivision request. He added that \*the Conservation Commission should still pursue this matter if they have these concerns.

\*It was noted that the Plan still needed to be signed by the Surveyor.

A Motion (Falango/Rietmann) was made to continue the Hearing to a site-visit on April 24<sup>th</sup> at 6pm. A meeting location was established – in the existing driveway of Lot 2A on Pratt Road. Motion passed at 8:30pm.

\*Curll to get an email for Marsden of another Conservation Commission Member so a response can be sent to the Conservation Commission.

At 8:40pm Jim Gruber spoke to the Board about his proposal to convert an existing horse barn into a dwelling for his son. He was pursuing Article IV B 1, to allow 2 dwellings on one lot – as long as it appears all the criteria are met to potentially subdivide the property in the future. The second ordinance he was inquiring about pertained to Article VI F 2, where if the existing structure was already encroaching, another one time encroachment could be

allowed. \*It was decided that the Zoning Officer can interpret that information and grant approval of the Building Permit. It was noted that the barn already had an existing driveway. \*Marsden to do a letter to Gruber referring to Exhibit A & B and referring to Article IV B 1. A Motion (Kemp/Rietmann) was made that it was the sense of the Planning Board that Map 66, Lot 3 could be sub dividable, thus meeting the criteria of the ordinance. \*Marsden to copy Gruber and Zoning Officer these unapproved Minutes.

Rhoades stated that the Board needs to be thinking about what is not going right with the way Driveway Permits are being issued (such as placing flags and filling out the form in a clearer manner) so a good discussion can happen at the May meeting with the Road Agent. \*Marsden to locate the information of the work the Board already started on updating the Driveway Permit form back in 2018.

Rhoades and Rietmann's terms are up – both agreed to continue with another term. A Motion (Kemp/Rietmann) was made to nominate Rhoades as Chairman. Motion passed.

\*Kemp to get record retention information to Marsden.

There is a change in the May meeting – it will be on 5/15 instead of 5/8, and it will begin at 6pm.

A Motion (Kemp/Rietmann) was made to adjourn the meeting. Motion passed. The Meeting ended at 9:40 pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant