

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

**MEETING MINUTES**  
**April 11, 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 5/9/22.**

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

At 7:05pm Rhoades/ Chairman opened the meeting. The 3/14/22 Minutes were reviewed. A Motion (Kemp/Saxton) was made to accept them as corrected. Motion passed.

Jeff and Koo Schadler were present to discuss a Voluntary Lot Merger of their lots 45/2a and 46/9. They plan to build a house on the larger (landlocked) lot, which will be merged with the lot that has ample road frontage (200 plus feet). There was no discussion. Rhoades signed the Form; Marsden left the Form with the Town Clerk to file with the Register of Deeds.

Saxton asked for clarification, for better understanding, on the Warrant Article that the Therriens had put on by petition, that passed at the most recent annual Town vote. The ongoing concern of the Board is that at some point in the future a Building Permit will be requested for the landlocked lot. The Planning Board \*suggests that the Select Board write a letter that Lot 51/5D has no road frontage, and is not a building lot any longer (this information should get attached to the Tax Card). \*There was a question as to whether this can get attached to the Deed as well.

An update on the Walpole Valley Road lot with the driveway and building permit issue was given – Watson (the owner) is planning to sell due to health reasons, and not fix the driveway, etc.

An update was given from Marsden's conversation with the Municipal Association:

- 1) The Planning Board can set it's own fees
- 2) The roll call of votes should be recorded in the Minutes
- 3) It is not ideal, but often happens, to have overlap of Members serving on Land Use Board, ZBA and Select Board.

Zoning Officer/Kauders brought up a concern of the definition of the Manufactured Housing, and how it is reflected in the Table of Allowable Uses (to be discussed further at a later time). Kauders wanted clarification on a permanent foundation vs. no permanent foundation for a manufactured house. Brief discussion about adding the category Manufactured Housing without a permanent foundation listed as N, N, N in a 3 Districts.

\*Marsden to ask Mary Schoppmeyer to add a quick link on the Town website of the Zoning Ordinance. \*The Subdivision Regulations also should be on the website.

Member Falango and Konesko, and new Member Ellen Chase, need to be sworn in by the Town Clerk for their continued participation on the Board.

\*Marsden to make copies of the NH Handbook for Local Officials for all Members if Rhoades determines they are relevant for all Members to have a copy.

A Motion (Kemp/Saxton) was made to adjourn the meeting. Motion passed. The Meeting adjourned at 7:50 pm.

Respectfully Submitted,

Melanie Marsden/Admin. Assistant