

**TOWN OF ALSTEAD
MEETING OF THE ZONING BOARD OF ADJUSTMENT
MAY 6, 2023, at 7:00 PM
ALSTEAD TOWN OFFICE**

Zoning Board Present: Dennis Molesky, Chair; Kevin Clark; Joe Levesque. Matt Saxton, David Konesko(alternate),

Staff Present: Rod Bouchard

Others Present: Sean Kryts, Owner - Historic Windows and Door Holdings, 123 Nh Rte. 123A, Alstead, NH 03602 – www.historicwindowanddoor.com

CALL TO ORDER: Molesky opened the meeting at 7:01 p.m. and the Chair appointed Konesko a voting member for the duration of the meeting.

MEETING MINUTES:

Molesky reviewed and read the minutes of April 1, 2023. Clark moved to approve the minutes as presented and Levesque seconded the motion, and upon vote the motion was unanimously approved.

MEETING:

Kryts was recognized and stated that he was at the meeting to learn what he needed to do to conform to the local Zoning laws as he is contemplating a large edition of his current building and operations. He outlined his background in the business and his ownership experience and discussed the potential growth of the company.

He said that he is thinking about adding up to a 10,000 sq ft two story addition to the present site and additional parking would be added to the rear of the building on the existing 9.97 ac lot. The height restriction of 35' all two-story buildings was discussed. The project would be completed in three phases and the building he envisions would be a steel structure and some of the existing center building being replaced.

He stated that he received has some names for local site contractors to help with the additional parking and the expansion plans for the building and will be seeking their advice and input on the project shortly.

Konesko provided DOT maps that show some of the pertinent lot information that Kryts will need to investigate the status of the three lots that comprised the total 9.97 acres. A general discussion of the cars and trucks that belong to the garage across the road was had and removal of the vehicles was covered. Krytz discussed the future of the company and reviewed the company's activities in the local market and the present concentration in the Boston market were discussed at some length.

Kryts then left the meeting and Sexton, spoke to a letter that was received from a local resident about someone that is living in a trailer on the Gilsum / Alstead town line. A complaint was being made that the occupant was dumping sewage into the ditch on the road and a report was made to the town Health Officer Jasmin, who is looking into the matter. Sexton spoke of how the zoning rules are enforced and that some of the rules need to be changed as they are inconsistent and potentially unenforceable.

He cited the current rule for wheeled vehicles only being able to be parked in one place for 120 days, but yurts, tents and other similar housing units are not covered or have no limitations on the length of habitation.

Sexton then said that three building permits were received, one for solar projects, a request for a 50X80' building on Main Street, and a porch expansion request that appears to be too close to the road and will need to be investigated before being issued.

A building permit was also issued for a resident to remove an old trailer that is in process of being dismantled as a new one is now on the lot.

ADJOURNMENT:

Molesky inquired if there were other business to come before the ZBA. There was none. Clark motioned to adjourn at 8:05 p.m. and was seconded by Levesque seconded the motion. Upon vote, the motion passed unanimously.

Respectfully submitted,
Rod Bouchard

Planning and Zoning Clerk
Town of Alstead

These minutes have been approved.