

**ALSTEAD ZONING BOARD OF ADJUSTMENT**  
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**MEETING MINUTES**  
**April 1, 2024**

Note: These minutes are furnished for public inspection in accordance with RSA 91-A:2 and we are Unapproved until offered for disposition by the Board at a regular meeting. **Approved.**

ZBA Members present: Dennis Molesky/Chairman, Kevin Clark, (via Zoom) Joe Levesque and David Konesko/Alternate Member Voting full time, Sharon Iozzo, Administrative Assistant.

Others present: Christine Benson, Dennis Marcom (Heartwood School), Nate and Ceili Stockton

Meeting was called to order at 7:00pm by Dennis Molesky

The minutes of February 5, 2024, and March 4, 2024, read by Dennis Molesky and approved as is. (Clark/ Konesko).

Nate and Ceili Stockton asked for permission to build a second home at 839 Forest Road (Noonan's residence). Subject to meeting the frontage requirements in the Ordinance for their particular lot in question (described by the Stocktons as 16 acres) they can submit to the Zoning Officer an application for a building permit.

7:15pm, Molesky opened the hearing for the Application for Special Exception submitted by Ted and Christine Benson for proposed temporary housing, Motel Hotel, Inn - Conversion in their commercial building at 317 Pratt Rd. The application was reviewed for completeness. All required notices had been sent. C. Benson presented the proposal for adding 2 bedrooms to the existing structure. Rooms to house instructors at the Heartwood School, which occupies the building. D Marcom stated the existing septic has a 1000-gallon tank. Marcom stated the usage currently at the building is much lower than during the 1990s and 2000s when up to 30 worked full time at Bensonwood. The application as submitted was for 9 or fewer guests. C. Benson amended the Application and reduced the number of guests from 9 to 4.

There was no public input. Deliberations were opened, no members had objections to the proposal. Deliberation closed. Board members voted via roll call. All members voted Yes on each of the 4 Criteria (A B C & D). for a Special Exception. Regarding Criterion E, no additional reports were requested by the Board.

On the agenda for the next Zoning Board meeting is Sean Cryts, owner of the Historic Window & Door Co. Per K. Clarke, Mr. Cryts would like to attend the meeting to discuss an additional building next to the existing structure on Forest Road.

A motion to adjourn was made and seconded (Molesky/Clark); the meeting closed at 7:43 pm.

**The next Regular Meeting is scheduled for May 6, 2024, at 7:00PM.**

Respectfully submitted

Sharon Iozzo, Administrative Assistant