

ALEXANDRIA PLANNING BOARD

47 Washburn Road
Alexandria, NH 03222

Phone 603-744-8986

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MEETING MINUTES

Wednesday, January 15, 2025 at 6:00 p.m.

CALL TO ORDER

Chairman Bryan Richardson called the meeting to order at 6:01 pm. Also present were Members Alyssa Dunn, Brian Reed, Marla Walls Harold Platts (arrived 6:15pm), and Alternates Danielle Reed and Alternate Doug Sirotnak. A quorum was present. Also present was Mario Focareto.

Alternate Danielle Reed was asked to sit in for Member Harold Platts until he arrived at 6:15 pm. Alternate Doug Sirotnak was asked to sit in for Member Merry Ruggirello.

MINUTES

December 18, 2024

Brian made a motion to accept the minutes as written; Marla seconded. All were in favor; none opposed.

NEW BUSINESS

MYLAR FOR APPROVED SUBDIVISION FOR DONALD AND DONNA AUSTIN

The Mylar for the approved subdivision for Donald and Donna Austin was received and signed by the Chairman and Vice-Chairman. The subdivision was approved on November 20, 2024 but the mylar needed updating and was sent in at a later time.

TINY HOME DISCUSSION

Discussion ensued regarding the deficiencies of the tiny home subdivision at 3 Town Pound Road. It was mentioned that the deed has a restriction stating the property cannot be further subdivided. The Selectmen have discussed the situation with the Town attorney, who will be drafting a letter to the property owner. The Town attorney is waiting for a report from Mike Provost regarding the grey water and septic situation before composing the letter so that all deficiencies are addressed. The property owner did complete a driveway permit, a copy of which was given to the Planning Board. It was mentioned that when a property owner rents out their property, they give up some of their rights to the tenants. The property owner doesn't have full rights of their parcel at that point, which causes the situation to be defined as a subdivision. Cluster housing was discussed as worded in the Subdivision Regulations. Possible setback deficiencies regarding the tiny homes were discussed. Mario brought up the State law regarding ADU – any lot that is allowed a home is allowed a second home. He mentioned that most towns have an ADU clause that backs up the State law, but states that two dwellings have to be connected. Mario suggested the Town put some regulations in that address this. He also suggested the Town addresses tiny homes. Not to stop the tiny homes but to define their treatment the same as a trailer in the regulations. Much discussion ensued regarding the driveway access permitting process. It was suggested that the Selectmen and Road Agent are contacted to request the Planning Board be added to the permitting process. The Planning Board would not be part of the approval process but would just communicate back to the Road Agent whether the property in the application is involved with an active application to the Planning Board. It was decided no action needs to be taken regarding the current driveway access permit for this property and its dwellings. The driveway has been approved. The

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dwelling will be addressed in a subdivision application. It was mentioned the Selectmen and Road Agent should be informed that the current driveway application isn't being used.

CONSERVATION COMMISSION

There were no meetings this month.

NLRA

There is a meeting February 10th at 6:00 pm at the Hebron Town Hall.

ADJOURNMENT

Marla made a motion to adjourn the meeting at 7:50 pm; Brian seconded. The next Planning Board meeting will be held Wednesday, February 19, 2025 at 6:00 pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk