

ALEXANDRIA PLANNING BOARD  
47 Washburn Road  
Alexandria, NH 03222

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MEETING MINUTES  
Wednesday, April 15, 2026 at 6:00 p.m.

**CALL TO ORDER**

Chairman Bryan Richardson called the meeting to order at 6:02 pm. Also present were members Alyssa Dunn, Harold Platts, Selectmen's Representative Brian Lewis and Alternate Doug Sirotnak. A quorum was present. Also present was Mario Focareto.

Alternate Doug Sirotnak was asked to sit in for Member Brian Reed.

**MINUTES**

March 19, 2026

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

**NEW BUSINESS**

PUBLIC HEARING FOR A BOUNDARY LINE ADJUSTMENT APPLICATION FOR THE DAVID R. CHOUINARD REVOCABLE TRUST AND JOSEPH MORRISON ON FOSTER POND ROAD, TAX MAP #414, LOTS #26 & 27  
The application was reviewed for completeness. Alyssa made a motion to accept the application as complete; Bryan seconded. All were in favor; none opposed. The public hearing was opened. Mario Focareto presented the application. Mario explained that a boundary line between the 2 properties will be shifted, resulting in lot #27 becoming .09 acres larger bringing it to 5 acres while lot 26 will change from a 48.9 acre lot to a 48.1 acre lot. 3 abutters were present but had no questions or concerns. Alyssa made a motion to approve the subdivision; Doug seconded. All were in favor; none opposed. 3 copies of the platt were signed. Mario will drop the mylar off at Town Hall to be signed at a later date. All fees were submitted to the Clerk. The public hearing was closed.

PUBLIC HEARING FOR A SUBDIVISION APPLICATION FOR RACHEL SINAPI ON BOG ROAD, TAX MAP #418, LOT #54

The application was reviewed for completeness. Alyssa made a motion to accept the application as complete; Doug seconded. All were in favor; none opposed. The public hearing was opened. Mario Focareto presented the application on behalf of Hess Engineering. This application exists because the property owner wishes to add 4 rental yurts to the property. The property owner will not be creating any new lots through this application. Mario informed the Board that the current road on the property is being moved to stay within the already impacted section of wetlands. There will be a drilled well on site and a septic on site. They will bring up the land for the road due to the wetlands. This property is not in a flood plain. Mario stated they will be submitting a Wetland Impact Plan to the state, which is meant to accompany the Dredge & Fill Plan, which is meant for DES to review. The driveway will be 22' wide. There is plenty of space to turn around and come back out of the property. The subdivision for 4 yurts meets the density requirement of 2 acres each. Total acreage of the property is 8 acres with no buildings currently on site and no plan for property owner to live there. The purpose of the yurts and the rental is recreational, such as a campground. Discussion ensued regarding approving the subdivision with the parameters it is to be for recreational use only. Further discussion summarized what was actually being approved since no new lots were being created. This resulted in the understanding that the density and

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the driveway were the 2 factors to consider and approve. It was mentioned that the driveway only works if this is a campground or for recreation use since it serves 4 structures. Bryan made a motion to table the public hearing until the May 20, 2026 Planning Board meeting at 6:10 pm; Alyssa seconded. All were in favor; none opposed.

### ELECTION OF OFFICERS

**Chairman** – Bryan nominated Alyssa Dunn as Chairman and Alyssa accepted the nomination. There were no further nominations for Chairman. All were in favor of electing Alyssa as Chairman; none opposed.

**Vice-Chairman** – Alyssa nominated Bryan Richardson as Vice-Chairman and Bryan accepted the nomination. There were no further nominations for Vice-Chairman. All were in favor of electing Bryan as Vice-Chairman; none opposed

**Board Member** – Alyssa nominated Doug Siratnak as Board Member for a term that will expire at the next Town vote in March 2027. Doug accepted the nomination. Bryan seconded the motion. All were in favor; none opposed.

It was mentioned that there still exists 1 Planning Board member opening and 2 Alternate openings.

### COMMITTEE REPORTS

#### CONSERVATION COMMISSION

Doug reported that there was a walk around a 13 acre lot that was donated some time ago. The lot is off Morrison Road, which is off Cass Mill Road. The committee wanted to get familiar with the property. In addition, at the last Conservation Commission meeting, members build 7 birdhouses with the object of teaching others how to build. On April 19<sup>th</sup> they will be teaching people how to build bluebird houses.

Bryan informed the Board that a resident of Alexandria questioned adding a mobile home park in Town. Discussion ensued regarding what this would entail. It was mentioned that the Subdivision Regulations address cluster housing. The Clerk was asked to see if Impact Fees were being charged in Town.

### ADJOURNMENT

Bryan made a motion to adjourn the meeting at 7:42 pm; Doug seconded. The next Planning Board meeting will be held Wednesday, May 20, 2026 at 6:00 pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk