

ALEXANDRIA PLANNING BOARD  
47 Washburn Road  
Alexandria, NH 03222

Phone 603-744-8986  
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MEETING MINUTES  
Wednesday, August 20, 2025 at 6:00 p.m.

**CALL TO ORDER**

Vice-Chairman Alyssa Dunn called the meeting to order at 6:00pm. Also present were members, Brian Lewis, Harold Platts, Selectmen's Representative Chet Caron and Alternates Doug Sirotnak and Ed Skroback. A quorum was present. Also present were Colin Brown, Stephen Bleiler, Shirley Kelleher, Peter Goodhind and Laurel Goodhind

Alternate Doug Sirotnak was asked to sit in for Member Marla Walls and Alternate Ed Skroback was asked to sit in for Member Bryan Richardson.

**MINUTES**

July 16, 2025

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

**NEW BUSINESS**

**PUBLIC HEARING FOR A SUBDIVISION APPLICATION FOR STEPHEN P. BLEILER**

The property is located on Mount Cardigan Road, Tax Map 407, lots 101 and 102. The public hearing was opened. The application was reviewed for completeness. Brian L. made a motion to accept the application as complete; Doug seconded. All were in favor; none opposed. Colin Brown presented the application, which was actually a subdivision and a merger. There is an existing 5-acre lot (lot 101) that will be merged into the larger approximately 66 acre lot (lot 102). A lot will be subdivided at the front of the property on Mount Cardigan Road. The Board had no questions or concerns regarding this subdivision application. There were no abutters present. Brian L. made a motion to approve the subdivision; Ed seconded. All were in favor; none opposed. The public hearing was closed. The mylar was signed along with three copies of the plat and a check for the appropriate fees was given to the Planning Board Clerk.

**PUBLIC HEARING FOR A SUBDIVISION APPLICATION FOR NICHOLAS A. JR. & SHARON J.P. HAPSHE**

The property is located on Crouse Road, Tax Map 420, Lot 45 and Tax Map 419, Lot 35. The public hearing was opened. The application was reviewed for completeness. Brian L. made a motion to accept the application as complete; Doug seconded. All were in favor; none opposed. Colin Brown presented the application. Colin explained that the deed to the property recognizes the lot as one piece. Years ago the Town was deeded Crouse Road and by doing so, the action resulted in a separation of 2.77 acres of the lot from the whole (due to Crouse Road running through the property causing a division). This separation wasn't subdivided officially, but the Town sees it as such. One part of this subdivision application is to officially separate the 2.77 acre lot that the Town recognizes as separate from the whole. The other part of this subdivision application is to divide the large piece into three lots with the smallest piece being greater than 12 acres. The total parcel is approximately 65 acres. There was a neighbor and two abutters present who asked questions regarding the subdivision. It was discussed that

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there is a 4.2 acre piece in the upper left corner of the large parcel that is under contention. Discussion ensued regarding the restrictions on the various properties and mobile homes. It was mentioned that the deed restriction of the large parcel will carry to the lots being subdivided from that parcel. The Board had no further questions or concerns regarding the subdivision nor did the neighbor or abutters. Their questions had been answered satisfactorily. Brian L. made a motion to approve the subdivision; Harold seconded. All were in favor; none opposed. The public hearing was closed. The mylar was signed along with three copies of the plat and a check for the appropriate fees was given to the Planning Board Clerk.

### **COMMITTEE REPORTS**

#### **CONSERVATION COMMISSION**

Doug informed the Board that the Conservation Commission has a Conservation Trust and the interest earned on the trust is about \$23,000 a year.

#### **TRANSFER STATION**

The slab has been poured for the building but the slabs for the containers have not been poured as yet.

#### **TINY HOMES**

A copy of the letter sent by the Selectmen, with the help of the Town Attorney, to William Hanna on February 18, 2025 was given to the Planning Board as well as the letter from January 21, 2025. The February 18<sup>th</sup> letter indicates the property owner has until September 30, 2025 to remove the tiny homes. It was discussed that the two remaining tiny homes are both being advertised for rental on Airbnb and have both been rented out on multiple dates. The January 21, 2025 letter from the Selectmen states that "In the meantime, we ask that you cease to offer the "tiny homes" for occupancy to anyone other than the two individuals currently in two of the units." The renting of these tiny homes on Airbnb does not comply with this requirement. The Planning Board Clerk spoke with Selectmen George Tuthill regarding the situation. George suggested the Board send a letter to the property owner reminding them of the September 30<sup>th</sup> deadline and that renting two tiny homes on Airbnb constitutes a subdivision and proper applications would need to be submitted. It was discussed that the Board would draft a letter at the next Planning Board meeting.

#### **ALEXANDRIA HISTORICAL SOCIETY**

The Alexandria Historical Society is down to one person. That person has a key to the building in case anyone would like to enter it. If anyone knows of interested persons who would like to join the Alexandria Historical Society, they should pass on their information.

#### **ALEXANDRIA CHURCH FAIR**

It was mentioned the Church Fair will be held on Saturday, August 9<sup>th</sup> this year. There will also be yard sales in Town that day.

### **ADJOURNMENT**

Brian Lewis made a motion to adjourn the meeting at 7:08 pm; Doug Sirotnak seconded. The next Planning Board meeting will be held Wednesday, September 17, 2025 at 6:00 pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk