

ALEXANDRIA PLANNING BOARD
47 Washburn Road
Alexandria, NH 03222

Phone 603-744-8986
Fax 603-744-9461

MEETING MINUTES
Wednesday, January 21, 2026 at 6:00 p.m.

CALL TO ORDER

Chairman Bryan Richardson called the meeting to order at 6:00pm. Also present were members Brian Lewis, Harold Platts, Brian Reed and Alternates Doug Sirotnak and Danielle Reed. A quorum was present. Also present was Mario Focareto.

Alternate Doug Sirotnak was asked to sit in for Member Alyssa Dunn and Alternate Danielle Reed was asked to sit in for Member Marla Walls.

MINUTES

December 17, 2025

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

NEW BUSINESS

ELECTIONS

It was mentioned that Alyssa and Marla both have terms expiring in 2026. Anyone wishing to run for an office in Town can file from today until January 30th. The town clerk will have office hours from 3:00 pm-5:00 pm on January 30th but you must file in person during this time. Brian Lewis informed the Board that he is running for the Selectboard. The question arose as to whether an individual can be on both the Planning Board and the Select Board.

CONSULTATION FOR MARIO FOCARETO

Mario informed the Board that he was sub-contracted by Hess Engineering for a project on Bog Road. The property owner on Bog Road has approximately 12 acres and wishes to add 3 yurts to his property for seasonal camping. There are currently no structures on the property. It was mentioned that the Subdivision Regulations state if a property owner rents land it will be considered a subdivision since that property owner is giving up his rights to the rented property. Mario mentioned that for density, the proposal meets the regulations in that there will be greater than 2 acres per yurt. Mario added that a proposed site plan will be provided that meets the subdivision regulations, as well as a dredge and fill permit. The septic and well will be shared among the 3 yurts. A driveway already exists. No creation of a lot is occurring, so Mario was not sure about the fee structure. The current subdivision application addresses a fee structure based on new lots created. Discussion ensued regarding the driveway access for 3 yurts, as well as the documentation needed to be submitted. Mario mentioned the Board may wish to address how the Town wants to handle tiny homes, campgrounds, etc. in the future. Mario stated the application would not be ready for the February Planning Board meeting. He added that he would be submitting a site plan, which is the documentation required by other towns. He also mentioned the abutters will get notified.

COMMITTEE REPORTS

CONSERVATION COMMISSION

No new report as the Conservation Commission had a double meeting last month.

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ADJOURNMENT

Brian R. made a motion to adjourn the meeting at 6:45 pm; Brian L. seconded. The next Planning Board meeting will be held Wednesday, February 18, 2026 at 6:00 pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk