

ALEXANDRIA PLANNING BOARD

47 Washburn Road
Alexandria, NH 03222

Phone 603-744-8986
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MEETING MINUTES

Wednesday, August 19, 2026 at 6:00 p.m.

CALL TO ORDER

Chairman Alyssa Dunn called the meeting to order at 6:01 pm. Also present were members Doug Sirotnak, Brian Reed, Harold Platts and Selectmen's Representative Brian Lewis. A quorum was present. Also present was David Batchelder

MINUTES

July 15, 2026

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

NEW BUSINESS

CONSULTATION FOR DAVID BATCHELDER OFF SHEM VALLEY ROAD

David Batchelder is an abutter to the Ann Piascik subdivision that was approved at the November 19, 2025 Planning Board meeting. Ann's subdivision is off Shem Valley Road, Tax Map #407, Lot #306. Ann's subdivision had created 2 new lots. David attended the June 17, 2026 Planning Board meeting to discuss the issue of the right-of-way on Ann Piascik's property that he uses to access his lot. At the June meeting the hope of the Board and David was to learn of Ann's intentions for accessing her 3 lots. Since that June meeting, Ann sent to the Selectmen an easement document, however the document was not signed by anyone. Per David, Ann has stated that she can access all 3 lots from the right-of-way and there is no limitation. David stated that Ann plans to allow all 3 of her lots, which she plans to sell 2 of them, from the right-of-way and for David to pay to maintain the right-of-way. David added that if Ann intends for 2 or 3 of her lots to access via the right-of-way, then she would need to upgrade the right-of-way to a road per the Town's Subdivision Regulations. David informed the Board that since there is no document describing the easement, the State case law looks at the use. The right-of-way has been used as a driveway for 57 years and used solely by Batchelder. David's lawyer stated that the Planning Board should revoke the Ann Piascik subdivision per Section 2.8 of the Alexandria Subdivision Regulations. David stated that his lawyer informed him that if this goes to court, the parties will need arbitration first. David tried to start the discussion process with Ann by suggesting that the current house that accesses its property via Shem Valley Road continues to do so; the new lot created from the subdivision should access via Shem Valley Road also and the large lot will share the right-of-way with Batchelder. David stated that Ann has a lawyer now in Littleton and Ann does not want to discuss the situation. It was mentioned that Ann cannot change the nature of the right-of-way by allowing a large number of people to access off of it because this would be "overburdening". The Planning Board discussed the situation and felt that until something occurs, there is nothing the Board can do. At this point, it is all heresay and words. No actions have been taken. The Planning Board felt the Road Agent should be made away of the situation so that only 2 properties access off the right-of-way.

COMMITTEE REPORTS

CONSERVATION COMMISSION

Doug reported that Conservation Commission approved that motorized vehicles are not allowed in the Hemlock Town Forest. The entrance to Hemlock Town Forest is off the cul-de-sac at the end of Morrison Road. Hunting is permitted in the forest. Doug also mentioned that there have been some

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problems with Pittman Town Forest. Abutters to the Pittman Town Forest are making it very difficult for people to visit. The difficulty involves the abutter's dogs.

ADJOURNMENT

Brian R. made a motion to adjourn the meeting at 7:15 pm; Alyssa seconded. The next Planning Board meeting will be held Wednesday, September 16, 2026 at 6:00 pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk