Planning *from page 20*

ping has been done, test pits for each proposed lot have been done, high water tests have been done. Mr. Dombroski represents that the East Andover fire chief has conducted a site visit and it was indicated that a fire safety cistern proposed location and design would be acceptable.

The plan indicates five lots with access from Raccoon Hill Road and one lot with access from Shaw Hill. Godwin stated that Andover prefers single-entry two-residence shared-entrance driveways, preferably at or close to the lot line. The Board requested a drainage design showing no additional runoff from the developed area of the lots that are going to be changed.

Continued preliminary discussion was scheduled for February 26 at 7:30 PM.

Public Hearing: Proposed Amendment to Andover Zoning Ordinance: Federal Emergency Management Agency (FEMA) required adoption of revised maps to continue flood insurance benefits.

Gould distributed the proposed changes to the subdivision and site plan review regulations. He has ordered the revised flood maps for Andover for review. The Board acknowledged that this would require a ballot vote, and the Board supports a favorable vote.

Continued Non-Binding Consultation: Subdivision / Annexation for Alfred and Jean Flint, with Roger Rodewald of Riverside Ecological Designs representing. Property is at 622 Raccoon Hill Road.

Rodewald presented the requested mylars along with the annexation plan, a purchase and sales agreement, waiver requests, and fees.

The back two pins have been set. The mylars reflect "to be set" for the back two pins; however, they are set as indicated by a letter from Robert C. Palmer dated January 11.

The Board voted unanimously in favor of approving the requested waivers. The Board voted unanimously in favor of deeming the application complete pending receipt of draft deed reflecting 3.14 subsection 4 of the subdivision regulations.

Preliminary Non-Binding Consultation: Site Plan Modification for Main Street Garage, located at 156 Main Street for Mike Theodore and Souliotis Realty, LLC.

Mr. Theodore presented Bob Mickle's approved plan from 2002 along with the 2001 driveway permit. The Board advised Theodore that the issue is the number of vehicles on the property and encroachment onto the state highway. The following concerns were discussed:

How many vehicles are necessary on the property? *20 to 25.*

There is a time limit for vehicles in storage (not being repaired) without receiving a junkyard permit.

Is there any possible screening for the view coming into town, such as fencing?

Could an agreement with Walter Locke be considered for storage of vehicles that will be around for a while?

A new site plan review for change of use to the facility with storage of vehicles will define what requirements are.

This preliminary non-binding consultation was scheduled to be continued at 7:30 PM on February 12.

Zoning Board Of Adjustment

December 18

Condensed from approved minutes

Present: Don Gross, Chair; Charlie McCrave, Vice-Chair; Susan Schnare; Jeff Newcomb; Amy Rankins; and Paul Fopiano, alternate.

Also present for the duration of appropriate items: Don Gould and Wood Sutton, Andover Planning Board; Ken Guillemette; Bob & Kathryn Ward; Neil Turton; Frank Baker; Carol Swete.

Announcements / Correspondence: Letter from McLane, Graf, Raulerson, and Middleton, Professional Association, requesting a continuance of the cell tower hearing.

Copy of letter from the Selectmen to Mr. Frank Souliotis of Souliotis Realty, LLC, regarding property at 156 Main Street in Andover (the former Main Street Garage).

Copy of approval from the Planning Board to Frank Baker and Jennifer and Douglas Bent for property on Tucker Mountain Road deeming the site appropriate for a single-family residence.

Resignation letter from Katherine Stearns to go from a full-time Zoning Board Member to an alternate.

Continued Public Hearing: Two requests from Robert L. & Kathryn Q. Ward. The first a variance to permit the location of the first floor rear wall of the main building at a distance of 43" from the rear property line. The second a variance to permit extension of a portion of the second floor at rear of building by overhanging the first floor rear wall by 24". The property is located at 118 Main Street.

Ward states that at the October 2007 meeting he was reminded that the present location of the dwelling wall was not located where it was supposed to be and is currently in violation and that he should have come back before the Board in 2003.

Ward is requesting approval of the location of the rear wall as it is currently. McCrave states this is a good decision to request making legal what currently exists.

Mr. Guillemette states Mr. Ward has admitted that he is in violation and presented a diagram encompassing original, proposed, and current dimension. The rear wall is currently 24" beyond what was originally proposed; therefore the overhang would be beyond the property line.

Ms. Swete states:

1) She hopes the Board does not legitimize this request only because it is already built – Mr. Ward built this, then came before the Board and asked for "grace."

2) A set of standards is needed which remain strict for the town.

Mr. Turton states that the building looks to be approximately 12" from the property line and he was not aware that Mr. Ward had received a variance in 2003. Turton also asked if people can just change what is approved and then come and ask for re-approval.

Mr. Ward clarified the 2003 application and decision and stated he was able to comply with the approval for the cottage but not the "octagon house."

Rankins asked when the issue with

See ZBA *on page 22*

Keith Kellogg - Electrician

Electrical Craftsmanship for the Residence or Business

Highest Quality Work

- New Construction
- Additions
- Remodeling
- Power Panel Upgrades
- Wiring Upgrades
- Hard-Wired Smoke Detectors

References Proudly Furnished Upon Request

934-2358

keltoy15@comcast.net

Dr. Donna Reed
Optometrist

Apple Tree Opticians

- Comprehensive eye exams
- Contact lens exams/fittings
- Pediatric exams
- Eye health evaluations: glaucoma, cataracts, macular degeneration
- Full service Optical, outside prescriptions welcome
- LASIK referrals, pre- & post-op care
- Sunglasses and Sports Eyewear, prescription and non-prescription
- Most insurances accepted
- Saturday appointments

197 Main Street · New London

526 4043

American Optometric Association

Emerald Isle Adventure

May 4–13, 2008

For more than 30 years, Tom Gleason has been taking your New Hampshire neighbors to some of the world's most wonderful places. Thousands have shared Tom's vast knowledge, good will, and supreme patience to return from their trips renewed of hearts and minds. For many, a trip with Tom is a once-in-a-lifetime indulgence; but for others, Tom is an annual companion. This spring, Tom will take another group to his very favorite place ... Ireland, the home of his ancestors and the gentlest place on earth. You can join him for nine days of enjoyment and a lifetime of memories.

NOW TAKING NAMES TO RESERVE YOUR SPACE— CALL ONE OF TOM'S LEPRECHAUNS!

COMPASS TRAVEL

116 Newport Rd. • New London, NH 03257

603-526-9600 • compasstrvl@yahoo.com

www.compasstravel.net