Planning *from page 10*

ness. The application was reviewed and the Board voted unanimously in favor of a motion to accept the request for waivers as there are no proposed changes to the exterior of the building.

The Board advised they need a life safety fire plan from the East Andover Fire Chief. The Board voted unanimously in favor of a motion to deem the application complete pending receipt of life safety fire plan from the Fire Chief. A public hearing is scheduled for June 9 at 7:50 PM.

Non-Binding Consultation

Lot Line Adjustments – Carol Towne for Estate of MM Thisell at Flaghole and Putney Roads

It was determined that this proposal is actually a subdivision / annexation rather than a lot-line adjustment. A plan for subdivision / annexation along with an agreement signed by all heirs was presented to the Board for consideration. Martin and Myron Thisell will divide 18+/- acres between them, and there will be 50.63 acres under joint ownership by the remaining heirs of Marjory Thisell.

The Board advised they would like Martin Thisell to sign the plan as he is the executor of the Marjory Thisell Estate. The Board voted unanimously in favor of deeming the application complete pending receipt of fees and confirmation of the abutter list. A public hearing is scheduled for June 9 at 8 PM.

June 9

Condensed from draft minutes

Members present: Eric Johnson, Chair; Jon Warzocha, Vice-Chair; Nancy Teach; Jacob Johnson, Ex-Officio; Bill Zimmerman; Don Gould; Wood Sutton, alternate; Paul Currier joined the meeting at 7:07 PM

Also present for duration of appropriate items: John D'Andrea; Arthur Miller; Chris and Michelle Bengivengo; Bob Waldo; Norma King; Carol Towne; Cynthia Boisvert; Amy and Benjamin Barden-Hill.

Non-Binding Consultation: Site Plan Review for John D'Andrea for change from bed and breakfast to three-family home at 258 Main Street

D'Andrea stated that the bed and breakfast does not exist at this location, and he would like to revert the building back to a three-family residence. The main home consists of seven bedrooms and seven baths; there would be a studio apartment as well as a one-bedroom apartment.

There is a possibility that it may be a four-family residence; however, if there was a third floor apartment, there would need to be another means of egress. The Board determined this was not a significant enough change of use to warrant a site-plan review; however, if someone wanted to operate another bed and breakfast, a site plan review would be necessary.

Continued Non-Binding Consultation: Site Plan Review for Thomas and Arthur Miller for retail antiques at 104 Depot Street

Miller provided a diagram indicating the well, septic, leach field, snow storage area, as well as parking to scale. He also stated he had not received a sign permit as of this time. The Board voted unanimously in favor of deeming the application complete.

Public Hearing: Site Plan Review for Arthur and Thomas Miller for retail antiques at 104 Depot Street

There being no public input nor Board concerns, the Board voted unanimously in favor of approving the plan for 104 Depot Street for use as an antique shop.

Continued Non-Binding Consultation: Subdivision / Annexation for Don Gross and others, 436 Main Street

Gross presented the requested subdivision/annexation application for the Board to review for completeness, along with the abutter list. After reviewing the application, the Board voted unanimously in favor of a motion to deem the application complete pending receipt of fees. A public hearing is scheduled for June 23 at 7:30 PM.

Public Hearing: Site Plan Review for Chris and Michelle Bengivengo for a proposed bed & breakfast located at 1 Boston Hill Road

The applicant presented a life-safety fire plan; however, the plan still needs the signature of the East Andover Fire Chief. It was stated that the Fire Chief will not sign the life-safety fire plan until he receives a reply from the Fire Inspector for the State Fire Marshall. The applicants advised they will not be able to accept guests until the Fire Chief signs the life-safety fire plan.

Bob Waldo stated that he would like the applicants to be aware that he does rifle/gun sighting on his property.

There being no further public input, the Board voted unanimously in favor of a motion to approve the Site Plan Review application with the condition of receipt of the signed life-safety fire plan.

Public Hearing: Lot Line Adjustment, Carol Towne for Estate of M. M. Thisell, Flaghole and Putney Roads

Plans were presented indicating the iron pins and the Board was advised that the mylars will be plotted and Marty Thisell will sign the plan once the lot line adjustment is approved. There being no further discussion, the Board voted unanimously in favor of a motion to accept the plan for annexation as presented.

Preliminary Non-Binding Consultation: Amy and Benjamin Barden-Hill for home occupation for home bakery at 26 Depot Street

Mrs. Barden-Hill stated she had received a homestead license from the State for a wholesale home-based bakery. The Board advised they need a completed site plan review application; a diagram of the home indicating the location of the area to be used for the home occupation; list of abutters; and fees. The Board will review the application for completeness on Tuesday, July 14, at 7:20 PM and will hold a public hearing at 7:30 PM.

Zoning Board Of Adjustment

May 15

Condensed from draft minutes

Members present: Don Gross; Charlie McCrave; Susan Schnare; Jeff Newcomb; Amy Rankins; Gillian Smith; and Paul Fopiano, alternate.

Also present: Chris and Michelle Bengivengo; Dave Marceau; Don Gould.

Election of Officers

Chair: Don Gross

Vice-Chair: Charlie McCrave

Public Hearing

A request from Chris and Michelle Bengivengo for a special exception to allow the existing structure to be used as an inn, including a portion of the structure to be used as a single-family residence; and a request for a variance to allow less than the minimum lot size. The existing structure sits on 2.810 acres with a 0.99 acre attached Route 11 State easement. The property is 1 Boston Hill Road and is in the Agricultural / Residential District.

The Bengivengos advised they have purchased the property and have been before the Planning Board to determine if the site is appropriate for the use. The Planning Board did determine that the site is appropriate for this use. A bed and breakfast is an acceptable use in the Agricultural / Residential District.

The applicants provided documentation on the State Right-of-Way pertaining to the 0.99 acre lot. The current property deed indicates there is 3.99 acres and including the 0.99 acres, there would be a total of 4.98 acres. There is a minimum lot size of five acres for the Agricultural / Residential District. There is sufficient road frontage, the lot boundaries are satisfactory; the septic is in good serviceable condition, and there is sufficient space for parking.

Concerns of the Board include:

How many guests will this accommodate? *There are five rooms and the maximum number of guests would be 14.*

See Zoning *on page 12*

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