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from the owners of The Constant Quilter property regarding the illumination of their sign. Stetson told the board that on a recent evening he had observed the lights out shortly after 6 PM.

Stetson informed the Board that notices have been circulated soliciting sealed bids to sell the Town-owned property on Chase Hill Road. The bids are due on January 17, to coincide with a Selectmen's meeting that evening.

New Business

The Board decided to write a letter in general support of a rail trail grant.

The Board recommended to the New Hampshire Department of Health and Human Services that Stetson be re-appointed to the position of Health Officer.

The Board acknowledged receipt of an abatement application from Jeff Newcomb for property between the railroad right of way and the Blackwater River. As a result of the recent valuation update, the property has been assessed with frontage on Route 4, however Newcomb believes that the parcel boundary ends at the river and therefore does not front on the highway.

Stetson informed the Board that without road frontage, the lot should be assessed for a lesser amount. He committed to further researching the matter and will report his findings at a future meeting.

In response to a request for permission to continue excavating from his pit off of Morrill Hill Road, the Board decided to await correspondence from the Planning Board regarding the outcome of Jon Ohler's recent meeting with that board.

Stetson reported that the roof over the office at the Transfer Station was leaking and has been replaced.

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Town Matters

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Planning Board

December 14

Condensed from draft minutes.

Present: Don Gould, Chair; Eric Johnson, Vice-Chair; Paul Currier; Roger Godwin; Mark Cowdrey; and Wood Sutton, alternate.

Terra-Map: Town Administrator Mark Stetson provided the Board with a sample of a Terra-Map which would help in digitizing the Andover tax map. This program would interface with the current assessing program and could be used in conjunction with Lakes Region Planning Commission to decrease the time and cost of digitizing the tax map and would help create a base for the build-out analysis for the Master Plan Update.

Continued Consideration: Major Subdivision (4 lots) Paul Darbyshire, agent for Andover Thompson, LLC – Carolyn Currier, Chase Hill

Colin Brown, as representative of Andover Thompson, LLC, indicated to the Board that prior conditions of approval have been discussed with the appropriate persons and include:

A cistern was discussed with East Andover Fire Chief Rene Lefebvre and the plot plan now includes location of the hydrant. A diagram of a pre-cast cistern was reviewed, however the applicants advise the Board that a cast-in-place cistern is preferred.

The bond was discussed and the applicants indicated that in lieu of the bond, they would prefer building a cistern and putting it in place prior to final approval of the subdivision by the Board.

The Board advises that it would need a letter from Lefebvre approving the fire protection. The applicants also need to provide access / driveway permits.

The Board voted unanimously to accept either:

- 1) a letter of credit or a bond in the amount of \$40,000 for fire protection and a letter of approval from Lefebvre
- or
- 2) construction of a 20,000 gallon cistern within one year.

Preliminary Non-Binding Consultation: Lot line adjustment, Minor Subdivision of property on Emery Road - Lisa Jelleme-Miller, agent for Howard Jelleme

Colin Brown, as agent for Ricker and Lisa Jelleme-Miller, presented a formal plan for a lot line adjustment for a previously-approved subdivision. This adjustment would divide out 4.85 acres and would have 250 feet of road frontage. The Board advised that the applicants would need State approval as the newly-created lot would be less than five acres.

The applicants agreed to revise the adjustment to be at least five acres. Possible future subdivision was discussed, which would create a third lot and possibly allow the backland to be under a conservation easement or become common land for the three lots. Various ideas were discussed as to how to go about keeping this backland under conservation easement, however, the applicants decided to pursue this at another time.

Preliminary Non-Binding Consultation: Lot Line Adjustment, Linda Rayner – Fourth Lane

Gould recused himself in accord with abutter restrictions. Colin Brown, as agent for Linda Rayner, presented a diagram of the property and variance approval from the Zoning Board of Adjustment for addition on the home. This adjustment would include 236 square feet of the Rayner property added to the Frank Baker property and 236 square feet of the Frank Baker property added to the Rayner property. A letter of approval from Frank Baker was also presented.

The application was reviewed for completion and the Board unanimously deemed the application complete pending receipt of abutters list and fees. A public hearing is scheduled for Tuesday, January 11 at 7:20 PM.

Preliminary Non-Binding Consultation: Minor Subdivision – Dorothy Lorden, Bradley Lake Road

Cowdrey recused himself in accord with abutter restrictions. Colin Brown, as agent for Dorothy Lorden, presented a subdivision plat indicating the proposed new lot. This would divide out 38 acres on the north side of the property. The Board reviewed the application for completeness and unanimously deemed the application complete pending receipt of the following written waivers:

- IB – Topographic Map
- II – Soils
- III – Sewage Disposal
- IV – Surface water run off, etc.
- V – Preservation of natural and historic features
- VI – Construction plans
- VII – Title

A public hearing is scheduled for Tuesday, January 11 at 7:45 PM.

Excavation Status Report: Jonathan Ohler, 109 Morrill Hill Road

Ohler provided the Board with a reclamation plan for excavation approved in 2002. This plan has been approved by both a certified engineer and a wetlands scientist and the plan now meets the excavation regulations. The Board reviewed the plan and requested a timetable of when the pit will be down to the floor elevation and then a timetable of reclamation.

The Board unanimously deemed the plan complete pending receipt of a

timetable for depletion and restoration activities schedule and description of reclamation detail.

The Planning Board did not meet on December 28.

Zoning Board Of Adjustment

December 21

Condensed from draft minutes.

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

Public Hearing: A request from Richard W. (Billy) and Karen L. Sanborn for an additional special exception to allow a portable take-out ice cream window at 730 Main Street.

Sanborn presented his application and proposal to the Board and public. The proposal includes a portable ice cream stand to be opened after hours of the restaurant. The stand would be comparable to a trailer on wheels and would be located near the area of the riverbank. Concerns of the Board and public include:

Have State applications for food vending been completed? The applicant would like to secure an approval for this proposal prior to completing any paperwork.

What portion of this property is owned by the applicants? Only the restaurant.

How many employees? Only a couple.

What would the hours be? 3 PM until 9 PM.

Would this be seasonal? Approximately May 15 through October 15.

Would there be any lighting and are there any floodlights? There is currently one floodlight and the only lighting for the stand would be lights hanging from the trailer canopy.

Would the lights be off during off hours? Yes.

What parking would be available? The parking for the restaurant would be used.

Would there be outside eating with tables? Yes, but only for ice cream.

Would this be completed within one year if approved? Yes, as long as State approval has been received.

What would be used for plumbing? Portable, or possibly a drywell. The bathroom would be a porta-potty.

The Board unanimously approved the application.

Public Hearing: A request from DKR Property Management, LLC for two variances to permit four lots, each two-plus acres, two of the lots with less than the minimum required road frontage. The properties are 42, 44, 46, and 48 Boston Hill Road.

Daniel Labonte provided the Board and public with a map of the location and states that the full proposal is to subdivide the property into four lots, the middle two lots having less than the required road frontage. The map includes the current four homes on the property and indicates that there are also four Quonset huts, one for each home.

There is a total of 47 acres, and each home would end up with two acres after a major subdivision, which the applicant will need approved by the Plan-

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