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application suitable.

Preliminary Consultation: Sheldon Family Revocable Trust.

The Board indicated that it is concerned about possible future subdivisions. Sheldon responded that there would possibly be one for her daughter to have a summer home. The Board indicated it would deem the application complete and have a public hearing on February 22.

Public Hearing: Site Plan Review, Billy and Karen Sanborn for portable take-out ice cream window on Main Street adjacent to Blackwater Diner.

The concerns of the Board include:
Hours of operation? 3 PM to 9 PM
Overlap of operating hours with those of restaurant? No

Water testing by the State? Twice a year
 The Board unanimously accepted the site plan pending receipt of sign permits and drywell approval.

Suitability Determination: Structure for outdoor recreation, Leonard Caron.

Carrier stated that the DES rules for sanitation are strict – no running water means no sanitation and no overnight accommodations. Caron stated he will come back to the Board if there is any change of use. The Board unanimously approved the suitability with the special exception and conditions granted by the ZBA.

February 22

Condensed from draft minutes

Present: Don Gould, Chair; Eric

Johnson, Vice-Chair; Keith Pfeifer; Joe Stearns; Roger Godwin; Mark Cowdrey

Determination of Completeness: Lot line adjustment, Sheldon Family Revocable Trust, Elbow Pond Road. The Board unanimously voted to deem the application complete.

Public Hearing: Lot line adjustment, Sheldon Family Revocable Trust, Elbow Pond Road. There being no discussion by the public or Board, the Board unanimously voted to accept the boundary line adjustment.

Preliminary Consultation: Jonathan Champagne and Joshua Barton for an auto and small engine repair shop at 46 Main Street (formerly Ricky G's). Johnson recused himself.

Champagne is in the process of purchasing the building and Joshua Barton will be renting from him for an auto and small engine repair shop. Champagne intends to upgrade the building with vinyl siding, new doors, a new roof over the block portion of the building, ten new windows, and possibly repaving the drive. Champagne was reminded that the maximum percentage of impervious surface on the lot has already possibly been exceeded.

The Board will determine completeness of the application and hold a public hearing on March 22.

Preliminary Consultation: Jackie Adams, Real Estate Office, Gift and Craft Shop at former East Andover Village Store. Adams indicates she has pro-

posed to rent 250 to 300 square feet of the former East Andover Village Store for a real estate office and also sell gifts and crafts. A preliminary consultation to determine completeness of application was scheduled for March 22.

Continued Consultation: Lot line adjustment for Howard Jelleme and Ricker and Lisa Jelleme-Miller on Emery Road. The Millers presented a proposed revised lot line adjustment to a previously approved minor subdivision. This would leave the back 37.8 acres for "protected common land," which the Millers would like to put under a conservation easement.

Gould had reviewed similar subdivisions which create commonly owned land and the deed language requires subdivision approval if applicants intend to locate a home on "protected land." The Board wants to see and approve draft deed language with covenants for a conservation easement prior to approval of a lot-line adjustment and needs to be advised of the entity to which the conservation easement is granted.

Zoning Board Of Adjustment

February 15

Condensed from draft minutes

Present: Katherine Stearns, Chair; Charlie McCrave, Vice-Chair; Jeff Newcomb; Don Gross

Continuation of Public Hearing: Paul Sears. As Sears was not present, based on information previously sub-

mitted to the Board, the Board unanimously denied the application.

Request for Reconsideration: Theodore decision. The ZBA granted a special exception for construction of a two-bedroom home on Bradley Lake Road. A request was received from the Commissioners of the Andover Village District to reconsider the approval. Letters of support for reconsideration were received from the Selectmen and Proctor Academy.

The basis for reconsideration was reviewed by the Board and it was felt that the applicant, Sarah Theodore, should have received a copy of the request for reconsideration. Stearns will send a letter to Theodore regarding the request. A decision on the request will be made at the March 15 ZBA meeting and the hearing, if granted, would be held at the April 19 meeting.

Review of Letter: Ragged Mountain Fish & Game Club. The Board reviewed the correspondence, which inquired about how zoning laws apply to future additional homes in the Club. The Club was a single large lot when the zoning ordinance was adopted, and still is. McCrave will draft a reply.

Additional Items: New application for Josh Barton at the former Ricky G's property does not need a hearing as he has been approved previously.

The Planning Board received application from Jackie Adams for a real estate office and gift and craft shop at the former East Andover Village Store. This is a listed special exception and needs to come before the ZBA.

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