

Planning from page 11

each waiver. The Board unanimously deemed the application complete pending receipt of deed language and a fire protection plan. A public hearing was scheduled for September 27.

Preliminary Non-Binding Consultation: Site Plan Review for ZIA Group, Inc. Camp Marlyn Road. Susan Hankin-Birke representing ZIA Group.

Godwin recused himself. Hankin-Birke gave a brief history of Camp Marlyn, specifically the renovation of Beech Lodge. In January 2005, ZIA Group was granted a special exception by the ZBA to permit a change in use, allowing seasonal use of this building, with the condition that the Planning Board conduct a site plan review. A septic system designed by Deb Hinds was presented to the Board. Minutes of 1989 and January 2005 were reviewed along with the special exception granted by the ZBA. Concerns of the Board include:

What is the water supply for this building? The same supply servicing Owl's Nest Lodge. This system was redone in 1989 to include Beech Lodge.

Where will people park? Parking was pointed out and the Board requested it be delineated on the plan.

What is used for solid waste disposal? Owl's Nest Lodge dumpsters.

The application was reviewed by the Board and unanimously deemed complete pending description of the water supply. A public hearing was scheduled for September 27.

Preliminary Non-Binding Consultation: Site Plan Review, Bob Ward. Home Occupation on Main Street. Ward gave a brief description of his proposed home-based occupation to be located in his garage at 118 Main Street. This is for sale of wood and pellet stoves and fuel. This would include office and retail space along with some storage of stoves.

Reminisce!
 The *Beacon* wants to publish your memories of Andover in days gone by. Long or short, about big events or everyday moments, our readers would love to share in your memories.
 Call Charlie at 735-6099

There would be 2½ parking spaces for customers at the garage along with a single for himself at his residence. The bathroom facilities would be in his residence. There would be some deliveries of stoves to this location for retail sales along with fuel. There would be no outdoor storage of materials.

There would be a sign along the front of the property at the road. Ward does not expect a large volume of traffic.

The Board reviewed written requests for waivers and requested a floor plan of the garage indicated on the map. The Board unanimously approved granting the waivers. The Board voted unanimously to deem the application complete pending parking being delineated on the map and the interior layout of the garage being indicated on the map. A public hearing was scheduled for September 27.

Conservation Commission

September 14, 2005

Condensed from draft minutes

Present: Jerry Hersey, Bob Ward, Tina Cotton, Peter Zak, Mary Anne Broshek, Peter Southworth

The Friends of the Northern Rail Trail sent a letter of thanks for the support of the Conservation Commission. The FNRT proposal earned the number

one rating by the Lakes Region Planning Commission Transportation Advisory Committee. Next, the proposal will go to the state for review.

The Highland Lake draw down started on September 12. Peter Zak reported that he got an update from Bryant Adams, who is monitoring the lowered lake level.

Peter Zak and Sandra Graves will serve on the Webster Lake Watershed Study Committee.

The progress on the Master Plan Update will pick up with mapping contracts to University of New Hampshire Cooperative Extension and the Society for Protection of New Hampshire Forests. The Committee will have a presentation on a "land sensitive" development.

Dredge of agricultural pond at Hall Farm. No correspondence was received.

A meeting in Concord clarified the New Hampshire Department of Transportation's proposed projects over the next 10 years. For our region, two projects were outlined: reconstruction of 2.5 miles of Route 4, and reconstruction of Route 11 from Dyer's Crossing to Channel Road. The Conservation Commission has concerns about the need for this reconstruction, given the DOT's criteria. It will be looked at more closely at our next meeting.

Master Plan Update Committee

**By Paul Currier
 Master Plan Update Committee**

At its September 26 meeting the Andover Master Plan Update Committee saw a video presentation by Randall Arendt, an experienced community planner, on maintaining rural character through open space zoning.

This concept may be useful as we write the Master Plan update. It fits well with some of the important issues mentioned in our master plan preparations over time – "discourage strip development," "maintain visual character," and "preserve rural character."

Much has changed since Andover's Master Plan was last updated in 1992. But new land use planning ideas are making it easier for small towns like ours to identify and keep what we hold

valuable about our town while allowing managed growth.

As authorized by this year's Town Meeting, the committee's work includes a "build-out analysis" to be done by Lakes Region Planning Commission. This will estimate the extent and location of full development under existing zoning.

At the same time, the Society for the Protection of New Hampshire Forests will be conducting a "natural resources co-occurrence analysis" that will map the most valuable natural resource areas in town.

After the committee and townspeople have had a chance to see the results, public meetings and a town-wide questionnaire will help the community write the core pieces of the Master Plan Update. Essential elements of the update include a Vision section that describes Andover citizens' goals and objectives for the future development and character of the town, and a Land Use section that describes what uses would best go where on Andover's landscape.

The completed plan will also include an Implementation section. That will be the basis for a detailed review of the Zoning Ordinance by the Planning Board, as well as a guide for Zoning Board of Adjustment decisions and activities of other Town boards and committees related to changes in the landscape.

The Master Plan Update Committee is co-chaired by Paul Currier (735-5280) and Doug Boisvert (735-5218). We meet on the fourth Monday of the month. The public is always invited, and more committee members are needed.

Discussion of our map needs.

A complaint was received on a property along Highland Lake about fill being used on the waterfront property. It was investigated, reported to the state Department of Environmental Services, and the owner was notified of the concern and how to rectify the situation.

The Conservation Commission planning meeting for September 28 has been rescheduled for October 5.

School Board News

**By Douglas Boisvert
 Andover School Board**

September has arrived, and this means the start of another wonderful school year. The school is bursting at the seams with positive energy. If you walk in the school and don't feel it, just stand there for a minute and observe the climate.

The changes taking place within the facility are amazing. The change is Positive Behavior Intervention and Support (PBIS). What does this mean to the community? It means the whole school atmosphere is in tune with the positive culture the staff is creating. This will make for happier students, a better learning environment, and a level of respect between everyone within the facility that will escalate beyond what we have now.

Please find time to visit the Andover Elementary/Middle School Web site at www.andover.k12.nh.us.

Board Business

It is with regret that the Board has accepted Ed Dansereau's resignation. Ed has been an asset and particularly helpful in negotiating the tuition contract between Merrimack Valley High School and the Andover School District. We wish him the best of luck in his endeavors.

That leaves only four members on the Board: Doug Boisvert, (Chair) until 2007; Dave Hewitt (Vice Chair) until 2007; Robin Boynton until 2006; Vicky Mishcon until 2008. We are looking for someone interested in fulfilling the remainder of Ed's term, which runs until March 2006. Please contact any member of the School Board if you have an interest.

Fuel oil prices look like they are going to be high again this year. The Board has locked in to a price of \$1.745 per gallon for the school year 2005-2006.

Our Facility Study is underway. Mark Joyce and Dennis Pope observed the normal course of action at AE/MS on September 12. They gathered information that will be a very important part of their study.

The AE/MS Long Range Goals and Strategies Committee met again in August. The progress is going quite well. Kudos to those involved.

The Andover School Board meets on the first Tuesday of every month except July at 6:30 PM. We encourage people to attend with any questions or concerns they might have.

