

Board Of Selectmen

October 3

Condensed from approved minutes

Present: Chairman Dennis Fenton, Selectmen Roger Godwin and Andy Guptill, Town Administrator Mark Stetson

The Board opened the two bids received to paint the town office/library building. Yankee Family Construction was the apparent low bidder. Stetson will review the bid for compliance with the specifications and verify references.

Road Agent John Thompson informed the Board that the roadside mowing is complete and that his crews have been performing only necessary maintenance work. He told the Board that he still plans to complete the work on Pinewood Lane, some shoulder work on Bradley Lake Road and Switch Road, and some culvert replacements. He also told the Board that he is procuring budget estimates for the cost of a new grader.

Old Business

Stetson provided an inventory of junk vehicles remaining on the Labraney property, noting that as of September 30 there were six, down from the original 44. The Board again agreed to stay enforcement action as long as continued regular significant progress is being made to bring the property into compliance. Stetson is continuing to monitor that work on a weekly basis.

Stetson told the Board that he had lifted the condemnation order for property on Bradley Lake Road as the electrical problems have been corrected.

By a unanimous roll call vote, the Board entered non-public session to discuss welfare cases 05-06 and 05-07. The Board members similarly voted not to publish the minutes of this non-public session.

New Business

Acting on the advice of the Town's attorney, the Board approved a previously denied abatement request from the New England Power Company.

The Board signed a timber tax warrant for property on Currier Road.

The Board signed the annual inventory of taxable property report for the Department of Revenue Administration.

Stetson reminded the Board that the Budget Committee will conduct its organizational meeting on October 12.

Fenton then left the meeting.

The remaining Board members then met with Bob Bell who told the Board that he has a pending purchase and sales agreement for the undeveloped property in the Fenvale subdivision and intends to complete the project, however he would like to reconfigure the road layout so as to reduce the number of cuts and fills, reducing also the length of the road and its slope in some areas.

Bell presented a topographical plan with those changes sketched out. Road Agent Thompson applauded the idea of reducing both the length of the road and the number of cuts and fills.

Bell made it clear that he does not propose to reduce from 27 the number

of approved remaining lots. He told the Board that he is scheduled to appear at the next Planning Board meeting to further discuss his ideas.

Planning Board

September 27

Condensed from approved minutes

Present: Don Gould, Chair; Eric Johnson, Vice-Chair; Joe Stearns; Paul Currier; Roger Godwin; Wood Sutton, alternate appointed to the vacant position.

Public Hearing: Major Subdivision for Cersosimo Industries – Flaghole Road at the junction of Andover, Salisbury, and Franklin. Tim Hansen, Cersosimo Industries, with Bob Stewart, RCS Designs, representing the applicant.

Hansen and Stewart presented test results of the proposed fire pond and it was determined that the pond was tested for drinking water rather than surface water bacteria. Stewart states that the city of Franklin, the Franklin Fire Chief, and the Franklin Outing Club were notified regarding the pond, that all were in favor of its usage, and that the Franklin City Council is to be addressed regarding the bond.

The proposed deed language was reviewed and, upon being determined not to meet the Board's requirements, Godwin offered to review and revise the deed language for the Andover Planning Board's approval, whereafter it will be presented to the Salisbury Planning Board for its approval.

The applicant also revised the written request for waiver to add a waiver of subdivision regulation 4.06a (4-1 depth ration). The Board unanimously approved the waiver subject to deed language approval.

The Board unanimously approved the major subdivision pending Salisbury Planning Board approval, mutual agreement on deed language, inter-town agreement on a fire protection plan, and bacteria test results for surface water.

Public Hearing: Site Plan Review for ZIA Group, – Camp Marlyn Road, Bradley Lake. Susan Hankin-Birke representing ZIA Group. Godwin recused himself due to his relationship with an abutting landowner.

Gould stated that a letter containing a description of the water supply for Beech Lodge had been received. The description indicates there is a 10-year-old well which serves Beech Lodge, Owl's Nest Lodge, and the seasonal lake house.

The Board unanimously approved the site plan as presented.

Public Hearing: Site Plan Review, Bob Ward – Home Occupation at 118 Main Street.

Ward presented a plan with customer parking spaces and the residential parking spaces delineated, and the office space and retail and storage space were indicated in the garage floor plan. The Board unanimously accepted the home occupation site plan.

Non-Binding Consultation: Lot line adjustment, Howard Jelleme, represented by Ricker and Lisa Jelleme-Miller – Emery Road

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The Millers presented the Zoning Board of Adjustment approval for a variance to create a lot with no road frontage to be used as unbuildable common land; a driveway permit; a letter from the East Andover Fire Chief; and a declaration of covenants and restrictions. The Board reviewed the plan for approval as a lot line adjustment indicating two building lots and a single lot for common land. No public hearing will be scheduled since Planning Board rules state that a public hearing is not necessary for a lot line adjustment. However, abutters of the property receive notification of the Board's approval of the application. The notification will also indicate that any abutter may request a hearing.

Non-Binding Consultation: Doug Gay for site plan review for property at 46 Main Street

Gay presented a conceptual plan for "Andover Professional Building" with a proposal for ground-floor professional office space with a second-floor apartment. Gay indicates he is working in conjunction with Howard George, owner of property to the east, which is for sale, to annex a portion of that property. Concerns of the Planning Board which need to be addressed are solid waste disposal, lighting, parking, and driveway access renewal.

Non-Binding Consultation: John Guiheen, property on Potters Road

Guiheen indicated to the Board that he would like to merge the four lots and would like to know what is necessary to come before the Board. The Board stated that it would need a site plan review and survey of the property. The site plan would indicate what is going where and the perimeter survey needs two-foot contours. Also, the Board would need an application for a lot merger.

October 11

Condensed from draft minutes

Present: Don Gould, Chair; Keith Pfeifer; Joe Stearns; Roger Godwin.

Determination of Completeness: Minor subdivision for Howard Jelleme, Emery Road, represented by Ricker and Lisa Jelleme-Miller.

A minor subdivision application was reviewed for completeness along with plans for the subdivision. The Board

advised the applicants that a division plan including topography is necessary. The Board voted unanimously to deem the application complete.

Public Hearing: Minor Subdivision for Howard Jelleme, Emery Road, represented by Ricker and Lisa Jelleme-Miller.

Abutters Kit and Chris Norris indicated to the Board that they were in support of the subdivision. The Board voted unanimously to approve the minor subdivision.

Preliminary Discussion: Site Plan Review for Douglas Gay and Joanna Sumner, 64 Main Street for commercial retail, office space, and a manager's apartment.

The applicants presented a diagram of the proposal, indicating that they are working on annexing a portion of the property to the east which will make this lot a total of 4.4 acres. A septic design has been submitted to the state for approval. The plan is to construct a 2-story building for use as commercial retail and office space with a manager's apartment using the same footprint as the previous building. The Board will review the application at the October 25 meeting for completeness.

Preliminary Consultation: Major (27 lots) Subdivision – Paul and Jane Fenton – Robert Bell, developer – Karen Haskell, Realtor. Property known as Fenvale Subdivision.

Pfeifer recused himself as a resident of Fenvale. Bell indicated to the Board that he currently has a purchase and sales agreement with Paul Fenton for the 27 lots totaling 230 acres. He also presented to the Board the previously approved subdivision plan stating that it had not been implemented completely to date.

Bell's plan is to adjust the lot lines and relocate approximately a quarter-mile section of the proposed road. The proposed relocation of the road is to offset it by 60'. The number of lots will remain the same; however, some lot line adjustments will be necessary due to the proposed relocation of the road.

The Board advises the applicant that an engineering plan will be necessary as will a fire protection plan. The Board also indicates that Town Counsel needs to be consulted regarding rules to be applied, whether 1989 or 2005, where the original subdivision is from 1989.