

Richard Takes the Confusion Out of Real Estate



Richard Beckford
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Zoning Board Of Adjustment

September 20

Condensed from approved minutes

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

Public Hearing – A request from Craig and Lorrie Sliter for an additional special exception to allow CWS Fence & Guardrail Company, including all operations related to a commercial highway construction company dealing in highway fence, bridge rail, and guardrail, to be located on property at 261 Franklin Highway in Andover. The property is divided between the Forest and Agricultural and the Agricultural and Residential District

The Sliters gave a brief description of their operation, including an office in Andover and a yard and truck facility off Campground Road in Wilmot Flat along with two remote yards. Their request is to be able to combine all operations at a single location. The proposed location is currently owned by Dale McLeod. Concerns of the Board and abutters include:

Schedule of operation? April 1 through December 20 for workers, with year-round operation in the office.

Number of employees? Twenty for the workforce and two in the office.

What will be used for buildings? Those currently on the property. Would cordon off a portion for maintenance and the remainder would be cold storage. A new office building may be added, located at the immediate right of the entrance.

Will there be any days with little activity? There are two crews of nine to ten persons who are gone by 6 AM. Therefore, the yard would be quiet during the day unless there is any sorting of steel.

Hours for deliveries? There are 6 AM deliveries. Sometimes they come in at night and wait until the yard is opened.

Will the location be lit at night? There would be a low-light security light on the building and possibly at the entrance.

Would the location be gated? Yes.

What are the buffers? There is 330' cleared to the east property, there is 500' to Monticello Drive and the backside is greater than 1,700', all of cleared area.

Have there been any complaints at the current location? There was a single complaint near the stop sign, a half mile away from the location.

What is the decibel on the loader? The response is 73 to 79 at the machine according to Caterpillar, which should diminish by the time the noise gets to the property line.

How much noise would there be? The back-up alarms would be limited



Marj Roy (l) was sworn in last month as Deputy Town Clerk and Deputy Tax Collector by Town Clerk and Tax Collector Lorraine Locke.

as much as possible.

Brenda Jurta states her concerns have been addressed during the presentation. Andy Guptill states he feels this is a step in the right direction with this proposal. Jeff Newcomb states that this location has been commercial for a long time and this would be a quieter operation than the previous ones. Dale McLeod advises going past the applicants' current location, as it is very neat and clean. The Board voted unanimously in favor of the application.

Public Hearing: A request from Douglas Gay and Joanna Sumner for an additional special exception to permit retail and professional office space along with a manager's apartment at 46 Main Street. The property is in the Forest and Agricultural District.

Gay would like to utilize the property to its fullest potential with some commercial and professional office space, including an apartment for a manager. All non-conforming items (i.e. oil tanks) have been removed and a closure report indicates the tanks were not leaking.

Gay requested the Board to rescind any and all prior approvals and the Board states this may not be possible but will confer with Town Counsel. A plan was presented showing a two-story building with approximately 4,000 square feet. There will be low-impact lighting, parking for 14 vehicles, and a new septic design.

Gay states the Department of Transportation has said a section of their right-of-way may be utilized and the DOT is in the process of drafting a letter to the Board indicating this. Concerns of the Board and the public include:

When were the tanks removed? After Ricky G's.

What would the hours of operation be? Professional hours of operation.

How many businesses? The applicants would like to know what businesses and would be able to build to suit.

Would this be leasing or condo ownership? Leasing.

Would each business have to come before the Board if this proposal is approved? No, if the building is approved for certain uses.

Abutter Howard George states that he feels the applicants would do a good job with this and abutters Ron and Karen Brule feel this will be a good asset to the town. Further issues related to total space allotment were discussed and detailed in the applicants' decision. The Board voted in favor of the application.

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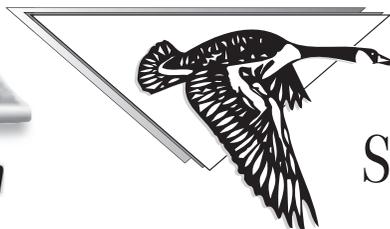
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