

The preliminary appraisal must be completed first, however, to determine the actual value of the easement. The Selectmen agreed it prudent to expend approximately \$4,000 for that purpose.

McGuinn told the Board that, if the grant application is approved, additional amounts will be needed. She estimates the costs will be between \$25,000 and \$30,000 for the survey and between \$6,000 and \$7,000 for the final appraisal. The Board also decided that, if the grant is approved, these additional amounts should also be taken from the conservation fund.

## Planning Board

February 28

*Condensed from approved minutes*

**Present:** Don Gould, Chair; Roger Godwin; Paul Currier; Mark Cowdrey, alternate, appointed to Joe Stearns' position; Wood Sutton, alternate, appointed to the vacant position

**Preliminary Non-Binding Consultation:** Site Plan Review for Art Urie

Urie presented a diagram for 164 Main Street, which is currently a real estate office and rental residence. Urie's proposal is to convert the current residential space to additional office space, creating two offices on the second floor with a common area on the first floor.

A public hearing with the Zoning Board of Adjustment for a special exception is scheduled for its March 21 meeting. Site plan approval will be necessary by the Planning Board upon approval by the Zoning Board of Adjustment. There will be no changes to the exterior of the building. The following waivers were requested:

1. waiver for a new site plan, the prior plan from the Post Office being available;
2. waiver for identification of use of abutting properties as they are well known and are identified on the abutter list; and
3. existing grades, drainage, etc. as there are no changes proposed.

The Board unanimously voted to grant the requested waivers. The Board then unanimously voted to deem the application complete pending receipt of a revised plan and Zoning Board of Adjustment approval.

**Preliminary Non-Binding Consul-**

**tation:** Site Plan Review, Jay Boynton, 25 Park Street, for a home office in Agricultural - Residential District

Boynton indicated to the Board that he has operated an office for the past 12 years at the Andover Arms building, which is scheduled to be sold at the end of March. Boynton has signed a lease for new office space; however, he finds it necessary to operate out of his home for a period of time pending completion of modification of that space.

As a home office is a permitted use with site plan review excluded, the Board unanimously agreed that no action by the Planning Board is necessary.

**Non-Binding Consultation:** Jake's Market

Godwin recused himself. Gould presented a floor plan for the renovation of Jake's Market to allow take-out food. The Board unanimously agreed that no site plan review is necessary, as no provisions for sit-down food service is included.

**Continuing Non-Binding Consultation:** Lot Merger for Douglas Gay and Joanna Sumner, Main Street

Gay stated he intends to merge his property at 46 Main Street and the property to the east. However, he does not have the deed in hand at this time for the property being purchased. The transfer will be on or before March 31 and the title searches have been completed. The Board unanimously agreed to approve the lot merger pending receipt of the deeds and to authorize Chair Gould to sign a written endorsement.

**Public Hearing:** Site Plan Review for Douglas Gay and Joanna Sumner, 46 Main Street, for retail and professional office space and residential unit in the Village District

Gay presented a site plan including 38 parking spaces (seven being handicap spaces), one-way drive (west to east), dumpster with screening in the rear of the building, snow removal and storage in rear indicated. Abutters present stated they are in favor of this proposal.

Gay advised that the Zoning Board of Adjustment has granted approval for a special exception for retail and professional office space. Gay also described the proposed landscaping, which the Board would like indicated on the plan. The Board would also wish to confirm

with the Zoning Board of Adjustment that the special exception it granted was intended to include exceptions to the setback requirements.

**March 28**

*Condensed from approved minutes*

**Present:** Don Gould, Chair; Keith Pfeifer; Roger Godwin; Wood Sutton, alternate, appointed to the vacant position

**Continued Non-Binding Consultation:** Site Plan Review for Arthur Urie, 164 Main Street, for change of use from rental residence to offices

Urie presented a revised plan delineating the parking. The Board inquired whether the parking spaces would be posted, and the response was yes.

The Board unanimously voted in favor of the revised plan. A public hearing was scheduled for April 11 at 7:30 PM.

**Determination of Suitability:** Additional single family dwelling, Henry Powers, Jr., representing Persis and Jean-Pierre Gouirand and Ragged Mountain Fish & Game Club.

Gould advised the applicant that, as there were only four members of the Board present, the applicant had the option to present the request before a full Board. Powers agreed to go ahead with only four members of the Board present.

Powers indicated that a letter from Deb Hines deeming the site suitable for septic was received by the Zoning Board of Adjustment, and the road is private and club maintained.

The Board questioned whether there were any regulations regarding setbacks

and the response was that 300 feet is required between residences.

The Board questioned whether a common septic system is involved. The response was that there are currently two club facilities with a common septic system, and the club dealt with each site individually. This residence, as the rest, will have its own well.

The Board unanimously approved the application as presented, pending receipt of Ms. Hines' material.

**Continued Non-Binding Consultation:** Site Plan Review for Douglas Gay and Joanna Sumner, 46 Main Street, for retail and professional office space and residential unit in Village District.

Let it be known that Douglas Gay and Joanna Sumner were not present.

**Additional Items**

Gould distributed material regarding the previous application of George Crane, a proposal to convert a workshop to an additional studio apartment. It is necessary for Crane to have a septic disposal plan with appropriate leach field drawn up for proposed residence and apartments. Upon approval of site plan, the Planning Board will record a covenant with owner deed that, upon failure of the existing septic system, the larger system must be installed. The Board voted unanimously to draft a covenant to be signed by the applicant as a condition of approval.

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