

Growth from page 1

These factors make larger developments more likely, the kind that developers like to build and sell in a hurry, making the impact on local services that much harder.

Andover has been upgrading its facilities as forecast by the Capital Improvement Plan adopted in December 2001. But it continues to have needs not yet met. Significantly, these include the School Board's proposed \$3.8 million renovation and expansion of the Andover Elementary/Middle School. School enrollment has not kept pace with population growth over the last 20 to 30 years, but buildings and equipment wear out and federal and state standards continue to rise.

We will also need

- road and bridge renovations at an average cost over the next six years of approximately \$155,000 per year,
- a sand shed, as soon as federal regulations now in the making require one, at a preliminary estimated cost of \$100,000,
- a new police cruiser (replaced every fourth year) at a present cost of \$26,000, and
- a new fire engine for the East Andover Fire District at a budget cost of about \$300,000.

Some of the studies underpinning the master plan update have been seriously delayed. Others were completed a lot later than expected, with the overall effect of delaying progress on the master plan update. But that update has to happen, since it will be the legal basis for any significant changes to the town's zoning ordinance. The Town has spent \$20,525 on these services.

The new build-out analysis makes it plain that going on using present zoning rules without growth management will result in distortions of growth and population distribution. Those include:

- lack of enough space in areas set aside for village centers and the locations of businesses,
- the forcing of further residential development of areas intended mainly for forest and agricultural use,
- a continuation of an undesirable form of "strip development" through frontage and acreage limitations and a lack of ability to preserve greater amounts of open space, and
- not enough provision for future lower-cost residential development, including multi-family housing of various kinds.

No Significant Hardship

The building permit limits adopted in 2001 and 2002 have not caused significant hardship to owners desiring small-scale development of their property. The number of building permits allowed by the growth management limitations were *not* exceeded at any time, so far as is known, by requests for licenses over the limit applicable each year.

Licenses allowed and actually issued for additional new residential construction (excluding replacement) were:

Year	Issued	Limit
2002	12	12
2003	14	14
2004	17	17
2005	14	19
2006	12	14

Presently any sizeable development is much more likely to be through large-scale projects with numerous house lots. Such developments bring higher numbers of children per household, which is the kind of growth the municipality needs to limit so as to avoid harsh impacts on a tax rate already very likely to increase substantially due to planned renovations of and additions to the public school. These are financial impacts which the Planning Board fears might make it impossible for fixed-income residents to keep their homes.

At the same time, the Planning Board wants to balance the town's obligation to accept its "fair share" of regional growth and to be sure that local laws allow for the creation of lower-income housing, which may require re-crafting of our zoning ordinance.

The Planning Board hopes Andover's voters will agree that this is a fair balancing of landowners' property rights with the need to think and plan carefully for what Andover will look like 20, 30, and 40 years from now, and asks for a positive vote at Town Meeting this year.

Proposed Amendment To Growth Management Provisions Of Andover Zoning Ordinance

"Are you in favor of the adoption of the amendment to the existing town zoning ordinance as proposed by the Planning Board?"

The growth management amendment to the Andover Zoning Ordinance adopted at the annual town meeting of 2002, incorporated in the zoning ordinance as Article XI, is hereby extended to the date of Town Meeting in 2012.

Corrections from page 2

Missing Headline

Due to an editing error, last month's article by Roger Godwin about our current zoning laws was missing its first sentence. Roger's original opening makes much better sense:

"Where does Andover's industrial zone go? And for that matter, where do we put the 'adult novelties' store? Our zoning ordinance doesn't provide for either..." You can read the rest of the article at AndoverBeacon.com.

The Quilting Corner's Hours

Last month's article about Irene Haley's quilt shop in Tilton, The Quilting Corner, didn't have the hours exactly right. The Quilting Corner is at 322 Main Street, Suite 110, and is open Tuesday through Friday 10 AM to 5 PM; Thursday 10 AM to 7 PM; and Saturday 9 AM to 4 PM.

Andover Middle School Honor Roll

Patrick Allen, grade seven, should have appeared on the Andover Middle School Honor Roll published last month.

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