

Planning from page 12

tion as a selectman. Fenton presented a completed application, abutter list, and concept plan as requested by the Board. Fenton states the State is requiring a 2,000 gallon septic tank as well as the location of the well indicated on the plan. Septic designer Rick Lepene has submitted a revised plan to the State. The following written waivers were requested:

Waiver for sections B, C, D, F, H and I of the site plan, as there are no changes proposed other than septic, and the information is included in the Fenvale Subdivision file.

Shape, size, height, location of existing structures within 200' and use of abutting properties.

The Board voted unanimously to grant the waivers. The Board voted unanimously to deem the application complete pending receipt of state approved septic design.

Public Hearing: Site Plan Review – Paul Fenton – Change of use within current mixed use facility. Fenvale office/residence, Salisbury Highway, Route 4.

Godwin recused due to his position as Selectman. Fenton explained the proposal to abutters and public present. Two offices on the first floor and two on the second floor. Currently the second floor is not occupied and the proposal is to convert this space into a single-bedroom apartment.

Fenton states the exterior will not change except for the addition of a second means of egress consisting of a 4' x 6' second floor landing with an aluminum ladder extending to a ground floor cement pad. There has been a railing installed from the driveway to the front door along with a double motion sensor light at the entrance of the building.

The Board voted unanimously to approve the site plan with the condition that the septic be installed no later than September 1.

Continued Consultation: Site Plan Review – Ed Dansereau for a change of use of Bicycle / Ski Shop on Main Street, Routes 4 and 11.

Dansereau presented a revised plan which indicates the easement, delineation of the walkway on the west side of the building, six parking spots including one which is handicap accessible (total parking is 44 square feet). Easement wording for the septic and parking were distributed, which addresses the lot line adjustment. A copy of the purchase and sale agreement proposal was distributed. Dansereau states that Proctor Academy has the first right of refusal. Mark Loehr states that this proposal requires approval of the Probate Court.

Public Hearing: Site Plan Review – Ed Dansereau for a change of use of Bicycle / Ski Shop to Coffee Shop – 207 Main Street, Routes 4 and 11.

Valerie Ferris states that she and her family are in favor of the proposal. Mark Loehr states that he has indicated to Ferris' that venting would take place

on the west side of the property and not interfere with abutting properties.

The Board voted unanimously to change from retail use to cafe. The Board voted unanimously to approve as presented pending receipt of a mylar and completion of the purchase and sales as presented.

Zoning Board Of Adjustment

November 21, 2006

Condensed from approved minutes

Present: Don Gross, Chair; Charlie McCrave, Vice-Chair; Susan Schnare; Paul Fopiano, alternate.

Public Hearing: A request from Kimberly Pelky for an additional special exception to construct a ten-bedroom assisted living home for the elderly. The property is at 476 Franklin Highway in the Agricultural / Residential District.

A site visit was made on November 25, 2006 to review the site and proposed location of the building. There was a discussion about density, as it is unusual to have housing for ten people on one lot.

The location seemed to accommodate the proposed use as it is on a main highway rather than in a residential neighborhood. The lot also shares a boundary with the power lines and the electric company right-of-way.

The Board also noted that campgrounds, summer camps, conference centers, motels, and inns are allowed in the Agricultural/Residential District as special exceptions.

The Board unanimously approved the application.

February 20

Condensed from approved minutes

Present: Don Gross, Chair; Charlie McCrave, Vice-Chair; Katherine Stearns; and Paul Fopiano, alternate, appointed to Susan Schnare's position.

Public Hearing: A request from David and Doris Shedd for a variance asking that the terms of Article VIII Section E be waived to permit less than the minimum 250' road frontage requirements for a proposed subdivision. The property is located at Morrill Hill Road and Monticello Drive.

David Shedd indicated that the existing lot has frontage on Monticello Drive, and if the subdivision is approved, one lot would have frontage on Monticello Drive; however, the other lot would be non-conforming as it would only have frontage on Morrill Hill Road, which is a Class VI road.

The Shedd's and the Board discussed the other two dwellings on Morrill Hill Road, referencing that neither have frontage on a Class VI or better road. Access to the Shedd's dwelling has never been off Monticello Drive, but has been off the Class VI portion of Morrill Hill Road, and that would not change.

Brenda Jurta expressed a concern about flooding if the wet portion of the new lot was either filled or changed in any way. The Board decided on a site

visit when Board member Fopiano returned from vacation in early April. Gross continued the hearing to the April meeting.

Public Hearing: A request from Ed Dansereau, Blackwater Ski & Cycle, for a special exception to change the use from a sports shop to a takeout cafe and a variance asking that Article VIII Section E be waived to permit less than the minimum road frontage requirement. The property is located at 207 Main Street in the Village District.

Ed Dansereau stated that if the change of use is granted, Proctor Academy would provide an easement to allow for an expanded septic system and required parking. If the easement is granted, the site has been approved by the Planning Board.

The Board discussed the danger of students crossing Routes 4 and 11; however, this is an existing problem. A concern was expressed about venting the kitchen, as there are houses to the side and rear which are quite close to the building. Mr. Dansereau stated that there would be no heavy duty cooking on site, and that food would be mostly sandwiches and most food preparation would be off-site.

Two residents of Shirley Road were concerned about students crossing their property to get to the coffee shop from Carr Field. Currently there are fences and bushes there to control that traffic and the problem would be addressed if it occurs.

The Board approved the Special Exception and Variance with the condition that they are acted upon within one year and that the conditions of Article IX are met where possible in the Village District.

Recycling Committee

April 11

Condensed from draft minutes

Present: Vicky Mishcon, Susan Schnare, Ken Tripp, Anne Hewitt, Mark Stetson, Dennis Wright

Draft Minutes: Committee voted unanimously to send draft minutes to the *Beacon* for publication in the following issue. The minutes would be labeled "draft."

Swap Event: The first swap day event was scheduled for May 19 from 8 AM to 2 PM. Items will be accepted up until 1 PM. Vicky will send an announcement to the *Beacon*. Ken will see that a sign is put up at the Transfer Station a week before.

Long Term Plan: The group defined the long-term plan as a plan that would be phased in within the next five years and would be in place for 20 years before further expansion would be needed.

The group then focussed on the current operations and made a list of what works and what needs improvement:

- What works?
- Mixed paper recycling (container needs a roof)

See Recycling on page 14





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