

Planning from page 9

cation for Faith Clendenen, property at 35 Maple Street in East Andover.

Public Hearing: Minor Subdivision for Donna C. Duclos, with Colin Brown as agent, property at 233 Switch Road

Brown presented subdivision plan which would divide out 4.29 acres from the parent lot of 6.05 acres. Brown stated the pins had been set. Johnson asked if shared driveways had been considered, and the response is that the applicants were looking at separate driveways. The abutters that were present reviewed the proposal and stated they had no concerns with it. Johnson stated that there is not enough road frontage for any further subdividing.

There being no further discussion, the Board unanimously voted to accept the application as presented.

Continued Consultation: Site Plan Review, Proctor Academy, with Jeff Milne presenting. Dormitory replacement and Ski Lift replacement

Johnson recused due to his affiliation with Proctor Academy.

Milne presented preliminary designs including location, floor plan, and utilities. The proposal is to replace the current Morton Dorm with a building consisting of 16 student rooms and two faculty apartments. The existing dormitory is scheduled to be removed this summer. Emphasis has been placed on "green construction" for the proposed dormitory. The Board will review the

application for completeness on Tuesday, June 12, with a public hearing scheduled for Tuesday, June 26.

Milne presented an aerial view of the Blackwater Ski Area and indicated the proposal is to replace the current lift line and enclose the bull-wheel. Milne also states that erosion control will be done. Warzocha asked what improvements will be done to the pump house, and the response is none at this time.

The Board unanimously voted that the replacement of the lift with minor realignment of the lift-line and enclosure of the bull-wheel is not a significant enough change to require site plan review.

Preliminary Consultation: Site Plan Modification – Pecco Beaufays – Highland Lake Inn on Maple Street

Deb Hinds provided the septic approval number dated June 20, 2004, including current and proposed septic capacity. The septic capacity is satisfactory for the proposal. Additional parking area has been indicated on the plan along with a proposed curtain drain around the barn. The drain will follow the natural contour of the land.

The application was reviewed for completeness. The Board voted in favor of deeming the application complete. A public hearing is scheduled for Tuesday, June 12, at 7:30 PM.

Additional Items: The Board will request that the Selectmen follow up with the occupant of the former Andover Main Street Garage regarding vehicle

storage and site plan violations.

Zoning Board Of Adjustment

April 17

Condensed from draft minutes

Present: Don Gross, Chair; Charlie McCrave, Vice-Chair; Katherine Stearns; Susan Schnare; Jeff Newcomb; Amy Rankins, alternate; and Paul Fopiano, alternate.

Announcements/Correspondence: Amy Rankins was introduced as the newest member of the Zoning Board of Adjustment.

Election of Officers: The Board voted unanimously in favor of Don Gross as Chair.

The Board voted unanimously in favor of Charlie McCrave as Vice-Chair.

Decision: A request from David and Doris Shedd for a variance to permit less than the minimum 250' road frontage requirements for a proposed subdivision at Morrill Hill Road and Monticello Drive

Gross continued the public hearing and stated that the members had conducted the site visit. Concerns of the Board include:

How long have the current residences been located here? *The homes have been there since the sale of eighty (80) acres.*

This is an unusual situation for Andover considering the buildings that are there. *The lot is currently conforming and the application would make it non-conforming.*

There being no further discussion, the Board voted in favor of the application.

Public Hearing: A request from Dan Bezon for a special exception to allow the addition of space for a professional office and to permit less than the required 50' buffer for parking. The property is located at 170 Kearsarge Mountain Road

After review of the application, the decision of the Board is that this is a home occupation and no action by the Zoning Board of Adjustment is necessary.

Conservation Commission

April 11

Condensed from approved minutes

Present: Mary Anne Broshek, Tina Cotton, Sandra Graves, Bob Ward

Treasurer's Report

The Town appropriation of \$500 has been received. The New Hampshire Association of Conservation Commissions dues of \$200 have been paid.

Tina will find out if there are any outstanding bills to be paid for surveying or appraisal services pertaining to

the Hersey Family Farm Conservation Easement. Tina will provide the amount that represents un-obligated balance at the next meeting.

Operating Expenses Account (Town Appropriation) Balance: \$1,755.00

Land Conservation Fund (Private Donation) Balance: \$ 1,227.00

Land Conservation Fund (Current Use Change Tax) Balance: \$56,215.65

Correspondence

The land conservation easement monitoring reports for the John Graves and the Nelson Lebo properties were received and filed.

A Standard Dredge and Fill Application, requiring Commission inspection and commentary, was received from Jon Champagne. Subdivision of the Champagne property on Bay Road is contingent upon the presence of a dry hydrant. The project is located in a Prime Wetlands area.

Bob will prepare a letter to DES and e-mail it to Mary Anne for signature and mailing. The letter will review our concerns with regard to the proximity of the project to Prime Wetlands, and our concerns about the proposed impact area, over half of which is *in* wetlands and may be more than the 144 square feet shown.

Linked to this are concerns about Item # 6: Grade and Gravel Roadside listed under Construction Sequence in the application. Based on past experience, we believe that DES should do a site visit after the work is done.

Old Business

Rules for submitting minutes of the Commission meetings to the Town Administrator were clarified. Minutes must be made available to the Public within six days.

Tina Cotton and Sandra Graves reported on the April 5 meeting at the Town Hall on plans to rehabilitate or replace the bridge in Potter Place. Tina videotaped the proceedings for Channel 8.

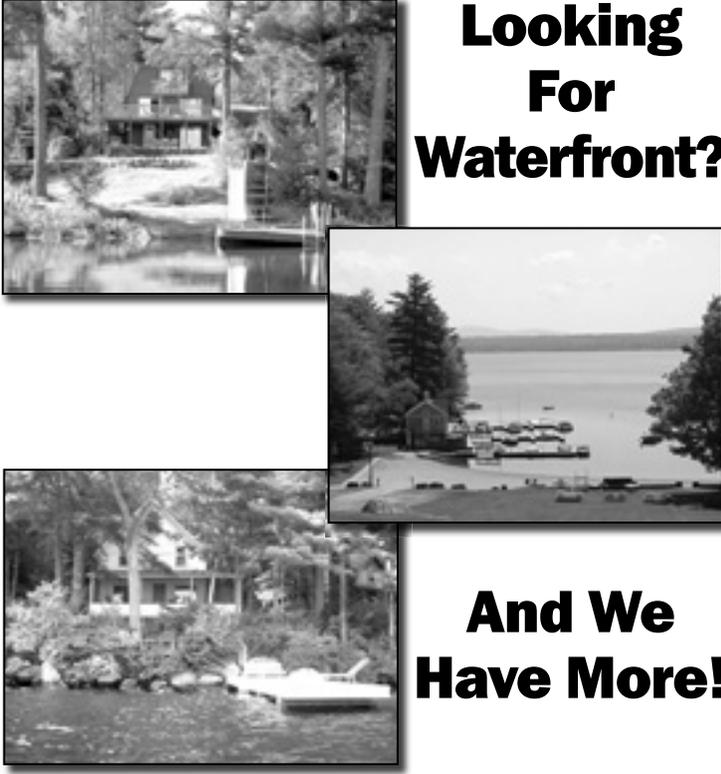
Tina reported she had contacted the Champagnes about re-filing their wetlands application. They had already re-filed.

Nan Kaplan is working on the Beaver issue impacting Elbow Pond Road. A current report is not available at this time.

Bob Ward has written a letter to the ZBA about the Dawes Road zoning violation. The letter is to be delivered.

Bob will be speaking to the Board of Selectmen about the proposed Route 4 project from the Salisbury town line to the junction of Route 11. Mary Anne had spoken to Mark Stetson, and flooding

See Conservation on page 11



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