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dents in several years asking for more money. He also asked why Wheelabrator was "holding the city hostage" with higher fees.

"Can we raise their taxes?" he asked. "Can we charge them a fee?"

Strong opposition came from residents of Island Shore Estates. Unlike single family and smaller multi-family homes, where residents would need to buy bags, those living in larger complexes would be levied a set fee based on the number of dumpsters they had.

George Barksdale, of Island Shore Estates' board of directors, said the fee would add another \$10 to \$15 a month to residents' condo fees.

"We have a lot of families right on the edge," he said. "People who are unemployed, in bankruptcy, in foreclosure. I have no option but to raise the condo fee."

Although there would be a needs-based program, in which those who need bags can get them free from the city's human services department, Barksdale said the free bags were not applicable to those who would instead see their rent or condo fees rise.

Other Island Shore Estates residents said they anticipated a problem with non-residents dumping trash in the complex's dumpsters in order to avoid buying bags.

Although city officials said they would open bags of illegally dumped

trash to determine who owns it, some residents said that would be ineffective.

"Why would I throw an envelope in there so the police can see my name? I'm stupid?" said Bo Szanto.

On the other side, some residents urged the council to go further, setting high targets for recycling rates, providing resources for composting, and educating residents about ways to recycle. They said the discussion was long overdue.

"It's shameful that our recycling rate is 9%," Meredith Hatfield said. "We can do a lot better, let's reach for 40%. This decision is good planning."

Jonathan Gregory, who works for Real Green Goods, said he already recycles at least 80% of his trash, and his only concern would be how long it takes to fill up a trash bag.

Representatives of the Concord Chamber of Commerce and the city's economic development committee both spoke in favor of pay-as-you-throw.

"It's the best option for controlling costs in the long run," said Concord landlord Mark Ciborowski, who is on the board of directors of the Chamber of Commerce.

Mary Beth Robinson said she would support the plan because of issues of "choice, control, and money."

"This is one place citizens can control part of the city budget by recycling and composting," she said. "I'd rather you use the savings for fire and police protection."

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Five Building Permits For 2009

By Don Gould
Andover Planning Board

Andover's Growth Management Ordinance, adopted at the 2002 Town Meeting and extended at the 2007 Town Meeting, requires the Planning Board to base the number of residential building permits available each year on the previous year's growth rate in Andover and all abutting towns.

The growth rate for 2008 turned out to be 0.492%, as shown in the following table. This is 28 percent lower than the growth rate for 2007, which was 35 percent lower than the growth rate for 2006, which was nearly 30 percent lower than the growth rate for 2005. The slowdown of new home building in Andover and surrounding towns continued.

Towns	2007 Homes	New Homes	Growth
Andover	963	5	0.52%
Danbury	554	5	0.92%
Franklin	3,693	14	0.38%
Hill	444	2	0.46%
Salisbury	516	3	0.58%
Warner	1,188	3	0.25%
Wilmot	575	7	1.23%
TOTAL	7,933	39	0.492%

With 968 full-time homes in Andover at the end of 2008, a 0.492% growth rate provides for up to five new residential building permits to be issued in 2009. Those five permits, however, are subject to several other provisions of the growth management

ordinance, as follows:

Small Subdivisions – A quarter of the 2008 building permits (one permit) must be reserved for "mom-and-pop" subdivisions, in which one lot is subdivided into two lots. To be eligible for one of these reserved permits, the small subdivision must be approved between January 1 and August 31, 2009.

Existing Lots – Residential building lots existing when the Growth Management Ordinance was adopted on March 12, 2002 are entitled to 2009 building permits without limitation, as long as application is made by February 28, 2009. Any permits issued under this rule get deducted from the five permits that can be issued in 2009.

After February 28 you can still apply for a building permit for an existing lot, but you'll only get a permit if there's one available out of the four permits that aren't set aside for small subdivisions.

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