

Planning from page 12

December 14, 2010

Condensed from draft minutes

Members present: Eric Johnson, Chair; Jon Warzocha, Vice Chair; Paul Currier; Nancy Teach; Michelle Bengivengo; Jacob Johnson, *ex-officio*; and Wood Sutton, alternate.

Also present for duration of appropriate items: Rene Lefevre; Ricker and Lisa Jelleme-Miller; Bruce Rose; Ed Rogers; and Kingsley Robinette.

Continued Non-Binding Consultation: Subdivision / Annexation for Green Crow and Bruce A. Rose, represented by Rogers Engineering Solutions, for property on Emery Road.

Eric Johnson recused himself. Ed Rogers of Rogers Engineering, representing Green Crow and Bruce Rose, presented revised plan along with a letter addressing the Board's concerns about the bound along the road, a pin at the change in direction on the new line, and a piece of rebar in the pile of rock at the back property corner so it can be found with a magnetic locator, along with waiver request for the width to depth ratio.

The proposal is to divide out and annex 35 acres from the Bruce Rose property to the Green Crow property, which will allow Green Crow to have road frontage on a Class VI road. There are no proposed houses or subdivisions at this time. The Board voted unanimously in favor of deeming the application complete.

Public Hearing: Subdivision / Annexation for Green Crow and Bruce A. Rose, represented by Rogers Engineering Solutions, for property on Emery Road.

Eric Johnson recused himself. The plan and proposal were presented to the Board and the public present. Concerns of the Board and public include:

Mr. Robinette asked if there were any plans for homes. *No, the purpose is to allow Green Crow access to its 90 acres of land that currently has no road frontage.*

Currier stated that if Green Crow chose to use the Class VI road, they would need to upgrade it. Rogers stated that access from Andover or Franklin is undecided at this time. And Robinette stated that the access from Franklin is

not maintainable.

Robinette asked if the access was from Franklin, would that be upgraded and how do they intend to get up past the ridge. Rogers stated he would give contact information for Green Crow to Mr. Robinette to discuss these concerns.

Warzocha stated that any road upgrades are the responsibility of Green Crow, and they would need to speak to the road agents and towns. Rogers stated the access does not need to be brought up to town standards, and there will be no classification change to the Class VI road.

The Board voted unanimously in favor of approving the waiver as requested. The Board voted unanimously in favor of approving the proposal as presented.

Public Hearing: Proposed amendment to Section 4:15 of the Subdivision Regulations. Fire protection requirements for subdivision resulting in the creation of three to five lots approved after the date of adoption of this amendment may also be met by residential sprinkler systems that meet applicable requirements of NFPA 13R (National Fire Protection Association Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including four stories in height) or any successor thereto or the most recent Town-approved standards.

Deed language (covenant) is still needed, and Eric will speak with Town counsel Rob Upton regarding this.

The Board voted unanimously in favor of revising the subdivision regulations as presented.

Zoning Board Of Adjustment

November 16

Condensed from draft minutes

Members present: Amy Rankins, Co-Chair; Gillian Smith; Jeff Newcomb; Katherine Stearns, alternate; and William Keyser, alternate.

Also present for duration of appropriate item: Jacques Pelletier; Gail and Pecco Beaufays; Mike Henriques; Jim and Judy McKenna; Mary Lou and Charles McCrave; Andy Prokosch; Susan Schnare; Susan and Bruce Casella; Don Gould; Gail Richards; Joan Wallen; Edibeth Farrington; Stacey Viandier;

Amy Schneider; Victoria Mishcon; Joyce Jones; Rick Estes; Karen Fidler; Sue Rasweiler; Ethney McMahon; Claudio Marcus; George and Deborah Emeny; Laurie Zimmerman; Chris and Kathleen Norris; Tim and Susan Norris; Justin and Megan Wright; Susan Emerson; Brian Reynolds; Leon Malan; Jenn Coffey; Sandra and Richard Williams; Alex Bernard; Myra Mayman; Michelle Edgar Lambert; Joanne Lambert Edgar; Eileen Mackey; Thomas Mackey; Stan Mackey; Caroline Moulton and Mario Ratzki; David Pilla; Joyce Johnson; William and Elizabeth Bardsley; Tina Cotton; Jerry Hersey; Mary and Edwin Hiller; Sandra and John Graves; Steven Darling; Patricia Moyer; Wendy Pinkham; Barbara and Fritz Hunting; Jim Bassett; and John Reich.

Public Hearing: A request from Jacques and Crystal Pelletier for a special exception to allow a firearms facility on Elbow Pond Road in the Agricultural / Residential District.

Co-Chair Amy Rankins opened the hearing at 7:15 PM and gave a brief overview of the procedure for the hearing along with reading the application to Board members, abutters, and public present. Several pieces of correspondence were received by the Board which will become a part of the application.

Jacques Pelletier introduced himself and thanked the abutters and the public for attending and gave a brief background regarding him and his wife. In describing the proposal, Pelletier stated

he would like a safe, affordable, well-managed shooting range and school. The proposal would provide a service to all to allow the backyard shooter a safe place for practicing sport shooting, whether it be tactical shooting, precision shooting, long-range with a rifle, or skeet shooting with a shotgun. Also, the goal is to eventually provide a full-range facility to include archery and shooting classes.

Pelletier also stated he is aware there are concerns about noise and safety and is happy that there are so many people taking an interest in their community and would like their opinions, whether they be good or bad, from the Board, abutters, and the public. Pelletier asked those present, without a show of hands, how many carry concealed weapons or have weapons at home that they keep for self-defense, and then asked those persons who could answer yes, how many are satisfied with their level of proficiency.

Pelletier indicated that with his background in shooting, he is never satisfied with how good he is, he always wants to be a little better. He doesn't practice the sport of shooting because he is a mad killer; it's because he wants to hone his own skills, it's fun (as it should be) and through recreation. This service will help to make people better and safer and to make the sport of shooting fun and safe for everybody.

Rankins stated the Board had received the explanation of the proposal

See Zoning on page 14



Heartwood ACCOUNTING SERVICES

- ◆ **Specialty** - Small Business Bookkeeping and Set-up
- ◆ **Proficient** in QuickBooks
- ◆ **Tax Preparation** Individual and Small Business

- Night & Weekend Appts Available
- Will Come to Your Business
- Prompt & Friendly Service
- Reasonable Rates
- References Available

Tatjana Donovan • 505-1850 • Andover

Windshield World®

TILTON, NH
512 West Main St.,
286-7048

CLAREMONT, NH
174 Washington St.,
542-4242



1-800-639-0666

- Free Courtesy Cars
- Auto Glass Specialists
- Ask About Our Written Warranty
- Free Mobile Service
- Insurance Approved for Direct Billing
- High-Quality Glass at Competitive Prices
- Prompt, Friendly Service



**TILTON NH • CLAREMONT NH • GORHAM NH • KEENE NH
 BARRE VT • BENNINGTON VT • BRATTLEBORO VT • NEWPORT VT
 MORRISVILLE VT • RUTLAND VT • ST JOHNSBURY VT
 WHITE RIVER JCT VT • WILLISTON VT**