

**Planning from page 11**

can be in a separate building; however, the property owner must be the owner of the business.

What are the Board's plans for a maximum allowance for types of businesses, i.e. if there is 100 acres, would a McDonald's be allowed? Commercial distinguishes the types of business in the zones (i.e. village zone would include more walk-in type businesses). Light industrial area would allow commercial businesses. The Master Plan would drive entities to those areas that are more favorable to business.

If the area near the intersection of Routes 4 and 11 is used for the Town sand and gravel, would that area zoning be changed? The Town is exempt from its own ordinances.

Have there been any discussions with land owners regarding proposed zone changes? No, the whole process has been open to the public. There was much effort on what areas made sense, and they were chosen because businesses were already in existence.

Lack of enforcement was discussed. The Board stated they are aware that enforcement is a great concern and would consider a warrant article to set up an enforcement position.

Fritz Hunting stated he feels enforcement is not a separate issue from the Master Plan, it is a separate task and it would be dangerous to look at this without current enforcement.

Sandra Graves stated that the Conservation Commission has voiced concerns regarding ridgeline development, and she asked if it was on the map. There was a proposal brought to the Planning Board to create a view overlay district above a specific elevation; however, the Board felt that absent clearer specifications where scenic value to be protected was too broad without additional performance standards would not be very defensible. A committee would be needed to draft a warrant article regarding this.

Ragged Mountain Ski Area owns land in Andover, and they are looking for investments from China. Commercial development should take advantage of recreational opportunities.

If there are no other locations for light industrial other than the Morrill Hill area, why have one at all? The Special Exception could be retained as a Zoning Board application and expands the process for commercial and light industrial with specific regulations, and it could be substituted for the home-based businesses.

Bob Ward stated that the Special Exception did not have to be allowed in the four zones, and Ed Hiller stated it would allow more public involvement and encouraged more thought on the Special Exception.

Charlie McCrave responded that the final wording means a lot, and it would be more difficult to disallow what someone wants to do if allowed in all zones.

Why couldn't the Selectmen enforce

the rules? It takes money, and it would have to be proved they are breaking the law.

Currier stated that people are more apt to comply if someone is checking up on them.

Do the Selectmen speak to the person in violation prior to issuing a cease and desist? The Board responded they were unsure.

McCrave stated in defense of the Selectmen, it is very difficult to enforce decisions especially with small businesses as something has to be quite bad before the Selectmen act.

Jacob Johnson stated it is hard to enforce now when a violation has been going on for five to ten years.

Chris Norris stated if it's an egregious violation, action needs to be taken.

Betty Bardsley indicated she liked the idea of eliminating the commercial / industrial zones.

What are the next steps? To review all public comments and determine where the board proceeds and possibly have another public hearing in the future.

Currier stated the the overlay for protecting ridgelines and scenic views can be undertaken without the Master Plan.

Sandra Graves asked about the historic features, and Tina Cotton responded that there is an appendix for the historic features and wanted to know should someone be interested in undertaking these items, would they be accepted. The response was Yes.

The annual meeting of the Association of Conservation Commissions will cost \$45 for each person if the registration is submitted by October 28. After that the cost will be \$65.

**Correspondence**

A monitoring form from the Forest Society was received for the Fenvale Easement. There was also a request for the forms from 2008, 2009, and 2010. Jerry will save the form for Nan Kaplan, and we will check to see if the missing years are upstairs in the conservation file drawer.

Tina had pamphlets and an informational letter from the University of New Hampshire Cooperative Extension recommending the book *Good Forestry in the Granite State - Recommended Voluntary Forest Management Practices for New Hampshire 2nd edition*. Cost: \$25 at GoodForestry.org.

**Old Business**

Nan had asked us to remember our standing as a "Tree City." Dana will be asked about the possibility of replacing the Christmas tree on the corner of the entry way road with a smaller tree.

**New Business**

The Newman Easement was monitored on October 5. Jim McKenna, the owner, met with Jerry Hersey, Tina Cotton, Nan Kaplan, and Sandra Graves. The property is being maintained within the terms of the easement. The open areas and fields have created good environments for wildlife as well as for any agricultural pursuits.

Tina reported that she had attended the Lakes Region Planning Commission meeting. There have been changes to the Shoreline Protection Rules. The point system has been revised. The initial point system was too difficult to administer. Town officials should be contacted if anyone has a question about shoreline buffer areas.

**Conservation Commission**

**October 12**

*Condensed from approved minutes*

**Members present:** Jerry Hersey, Tina Cotton, Sandra Graves.

Tina reported that the Lake Sunapee Bank has the best CD rates at this time. She will consult with the Town Treasurer, Shirley Currier, about the bank's Advantage CD and the best way to invest the Town Conservation Fund.

After some discussion it was decided we would ask for \$500 for our operating budget in 2012. We have spent \$225 on the annual dues for the New Hampshire Association of Conservation Commissions and \$30 for the purchase of six SP-NHF booklets *Conserving Your Land*.

**Recycling Committee**

**November 10**

*Condensed from draft minutes*

**Attending:** Ken Tripp, Sandra Graves, Marj Roy, Don Gross, Gary Peters, Debbie Guinard

**Christmas Swap:** Will be held December 3 at AE/MS thanks to Janet See Recycling on page 13

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