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the board is trying to expand the list to shorten the time-frame for approval by a board.

Jim Danforth stated that Andover's biggest problem is enforcement and asked what mechanism will be used for enforcement. Currier invited him to Planning Board meetings and advised that the board is working on enforcement concerns and resolutions. Danforth replied that a budget is necessary for enforcement and asked what is being done regarding one.

Jeff Bushey asked what does "working on it" entail. Currier stated that enforcement is a big issue and a separate meeting to discuss it can be scheduled.

Mark Cowdrey stated he feels not regulating a small business such as an automotive repair shop until the business exceeds certain criteria – an example would be someone having a business but not residing on the property – then the business should be regulated.

Jeff Bushey stated he disagrees with it, if you don't have any regulation up front, then you can't control it after it's out the door. Everyone has to play by the same rules.

Mary Anne Broshek stated that if something comes up that is not on the list, rather than wait until Town Meeting, it should be termed a Special Exception and go through a public hearing.

John Guiheen referenced the motor vehicle sales versus repair and asked

what the difference between having it in the yard for sales versus having it in the yard for repair. He also asked if the board will tell someone they can't sell construction equipment.

He also stated that there are a lot of commercial trucks around Andover and feels the D1 needs to be looked at and the list needs to be expanded and having commercial entities in various parts of town are very valuable. Currier stated this will be addressed in the Article pertaining to the Business District.

Toby Locked asked that if there is an N under a district for a use, can this never be brought back? Currier stated the way to do this is to change the boundaries of a district.

Jeff Bushey asked if there are any changes to be made to the map, and the response was yes, the proposed Business District and the Ragged Mountain part. There are a number of other changes recommended by the Master Plan which will be future work of the Planning Board.

Chuck Keyser asked if there was more than one Business District, and Currier responded that the Master Plan has some recommendations, but the proposal at this time is for one.

Discussion of Article E

As there are a fair number of residents of Ragged Mountain Fish and Game Club present, the articles will be taken out of order so that testimony on Article E can be allowed.

Currier gave an overview of the pro-

posal and indicated that the residential area owned by Ragged Mountain Fish and Game Club is currently in a Rural Residential District, and the Fish and Game Club operates under their covenants and their rules don't match well with what is written in the Zoning Ordinance.

The proposed new Zoning Ordinance section to create a new "Ragged Mountain Residential District" is currently not written, only a strawman draft, and the Board needs to work with the Ragged Mountain Fish and Game Club over the summer.

John Hodgson stated that he has reviewed the principal use tables and feels the way the Club operates fits comfortably into the current zoning category and in some instances the by-laws are more restrictive and are never less restrictive than Rural Residential and from this perspective, they don't see the need for change.

He also infers that the town is approaching them as they see it as a subdivision, but it is a single incorporation and feels the proposed change is singling out one property owner rather than several and it makes them nervous. He also feels they work well within the current Zoning Ordinance and are wondering why the board sees the need to treat them differently when they have not needed nor requested special or different treatment.

The current Zoning Ordinance pamphlet draft (published for this hearing) does not mention Article E and it does

not seem like they were on the boards' radar and feels they would have liked the chance to have had a conversation with the Planning Board. Currier stated that the board hopes to have conversations now.

Sooze Hodgson would like the Board to outline what they feel the areas of conflict and need for change are. Warzocha stated that the Zoning Ordinance allows for one residential dwelling per lot, and Ragged Mountain has more than one dwelling per lot.

John Hodgson states they were grandfathered as they were in existence prior to 1974. Warzocha stated this is true; and asked however, if they wish to build an additional home, how would they do that. They would have to go through the ZBA D1 Special Exception process. Any modifications to existing structures would have to go through the ZBA process also, as they are only grandfathered for what was existing prior to the Zoning Ordinance.

John stated that the 1974 ordinance allowed for modification to existing structures. Warzocha asked what their objection to modifying the ordinance to allow for more flexibility for them to operate without having to come before the board(s). The Board would like to make it more efficient for both the boards and the Club.

Currier stated that the Board felt the way the ordinance reads now, it puts the Fish and Game Club at more risk in the See Zoning on page 16

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