

Planning from page 26

Cline; Corinne Cline; and John Guheen

Announcements

Currier advised the board he will be resigning as Planning Board Chair at the end of the October 13, 2015 meeting; however, he will remain a full-time board member.

Zoning Administrator

Dave had a conversation with property owners at Switch Road and Pine-wood Lane regarding fences. He was asked what requirements there are for fences being installed. Dave replied that there were no requirements.

Planning Board Chairperson

Currier made a motion to elect Art Urie and Nancy Teach as co-chairs until the 2016 Town Meeting. Phelps seconded the motion, and the board voted unanimously in favor of Urie and Teach as co-chairs until the 2016 town meeting.

Non-Binding Consultation: Corinne Cline – Proposed Tarte Cafe and Bakery at 46 Main Street

Corinne explained that she is looking to move to the former Naughty Nellie's Cafe and operate a similar business, including wholesale and retail with deliveries. Hours of operation will be seven days per week from 6 AM until 6 PM each day. Deliveries will be to the rear of the building. She will need a sign permit.

Currier made a motion that this is not a significant enough change of use therefore no site plan review is necessary. Moyer seconded the motion and the board voted unanimously in favor of the motion. Coolidge stated it would be beneficial to have access from the rail trail.

Site Plan Review: Brian Signer – board review of public hearing testimony, deliberation, and action

In review of the proposal, it has been determined that a Special Exception approval from the Zoning Board of Adjustment is necessary. Currier will e-mail Dan Coolidge, Zoning Board Chair. Because there is no new building associated with the proposal, the Planning Board finds the building design conforms with the planned development of the district as required for

a Special Exception for an automotive repair shop; and therefore it is an appropriate use. Currier made a motion for board approval as an appropriate use. Urie seconded the motion and the board voted unanimously in favor of the board approving as an appropriate use. The board continued the hearing to November 24, 2015.

Bus Storage on Johnson Lane

The board has received correspondence from abutter Kim White dated September 27, 2015 with concerns regarding the prior approval for bus storage at this location. The board requests that the Selectmen send a letter to the abutter.

Non-binding Consultation: Lenny Caron – Site Plan Review for proposed excavation operations on Bridge Road

Caron presented a topographic map of the property on Bridge Road. Phelps met with Caron and walked the excavation location setting the boundary pins. Currier and Urie will review the application for completion; the board will do a completeness review on Tuesday, October 27, 2015

October 27, 2015

Condensed from approved minutes
Members present: Nancy Teach, Co-Chair; Doug Phelps; Jon Warzocha; Len Caron, alternate appointed to Art Urie's position. Paul Currier joined the meeting at 8:45 PM.

Also present for duration of appropriate items: Tina Cotton; Harvey Pine
Announcements

Lakes Region Planning Commission would like to use Andover as a test site for scanning of maps. This would be at no expense to the town.

Co-chairs

Nancy and Art will alternate meetings.

Natural Resources Inventory: Briefing by Tina Cotton

Cotton presented an updated Inventory from 2011. It was asked what the driver is for doing this now, and the response was the original was for the Master Plan, it was updated in 2009. It is a moving target and should always be updated.

The Planning Board needs to adopt the updated inventory and integrate it

into the Master Plan.

Non-Binding Consultation: Harvey Pine for a D1 Special Exception for an in-law apartment at residence 420 Tucker Mountain Rd

Pine presented photos of his garage along with plans for the proposed apartment. The property is in the Forest / Agricultural District and he needs Planning Board suitability determination. Warzocha made a motion to deem the site suitable for a studio apartment within the existing footprint of the garage. Phelps seconded the motion and the board voted unanimously in favor of the motion.

Planning Board Budget for 2016

Teach has reviewed with Town Administrator Marj Roy and will continue speaking with Marj.

Proposed Zoning Ordinance amendments: Response to comments from previous hearings, and plan for revisions before next hearing

Public hearing notices will not be sent out with the tax bills. Warzocha stated he does not feel there is enough support from townspeople and that the board should propose an item or two at a time. Teach agreed.

It was discussed to possibly modify the Zoning Ordinance to allow for a little bit bigger "home business."

Non-binding Consultation: Lenny Caron – Site Plan Review for proposed excavation operations on Bridge Road

Caron presented a copy of the tax map indicating the location for proposed excavation and will also screen loam and crush gravel. The property is in the Forest / Agricultural District. The board reviewed his application for completeness. The board indicated an approval would be contingent on obtaining all required State and Federal permits including Shoreland Permit if within 250' of the Blackwater River;

hours of operating identified. Written requests for waivers are also needed for:

IIB – Name and address of persons or firm preparing the map and scale of map, north arrow, and date; this map should be signed and sealed by registered New Hampshire Surveyor or Engineer;

IIC – Boundaries, approximate area of entire parcel, north point, bar scale, and date of any revisions;

IID – Existing grades, drainage systems, structures, and topographic contours at intervals not exceeding two feet, with spot elevations where grade is less than 5%, otherwise not exceeding five-foot contours;

IIIA – Proposed grades, drainage systems, structures, and topographic contours at intervals not exceeding two feet, with spot elevations where grade is less than 5%, otherwise not exceeding five-foot contours;

IVB – Adequate disposition and treatment of storm water runoff.

The board will do a completeness review on November 10, 2015 at 7:30 PM and a public hearing is scheduled for November 10, 2015 at 7:45 PM.

Conservation Commission

January 13

Condensed from approved minutes
Members Present: Mary Anne Broshek, Larry Chase, Tina Cotton, Jerry Hersey, Nan Kaplan, Sandra Graves

Conservation Commission Report: Tina prepared a draft of the annual CC report showing all of the events and accomplishments for 2015. Members reviewed the report and provided comments. Tina will finalize the report and send it to Marj Roy for the 2015 Town Report.

Budget Report: Mary Anne attend- See Cons Comm on page 28

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82.4% of Franklin High School students reported that they **do not** use marijuana. *2014 YRBS

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