

**Minutes from page 10**

**Correspondence And Signatures:**

Town Clerk/Tax Collector submitted a tax payment plan resident for the Board to sign

The Board signed a tax abatement for 10 Mill Road

The Board signed a thank you letter to the Andover Energy Group

The Board reviewed the Grant Application for the Upgraded Emergency Plan drafted by Jane Hubbard.

**Planning Board**

July 11, 2017

*Condensed from approved minutes*

**Members present:** Nancy Teach, Chair; Randall Costa, Vice-Chair; Paul Currier; Art Urie

**Also present for duration of appropriate items:** Dave Powers, Zoning Administrator; Pat Moyer, Zoning & Planning Coordinator; John Guiheen; Dylan Gortney; Tom Guiheen

**Announcements/Correspondence:**

In June the chairs and vice-chairs of the town boards met with the Select Board and Town Administrator Marj Roy regarding procedures of boards, ethics, and communication between committees and boards.

Nancy spoke with Tyler Haynes of McLane Middleton Law Firm and they will be present at the August 8, 2017 meeting of the Planning Board regarding the proposed cell tower to be located on town property near the transfer station. Costa stated he would like Teach to request plans, engineering specs, and a draft contract prior to the meeting for review by board members. Teach will refer Tyler to Article VII Section 2.3 of the Zoning Ordinance.

**Zoning Administrator:**

Jon Warzocha had questioned at the last Planning Board meeting about structures on Morey Hill Road, a Class VI road, possibly in violation of the Selectmen's Class VI road policy and state laws. Powers investigated and found a camper, screen house and portable saw mill with sawn lumber. The camper and screen house appear to have been there for some time. The property is in the Forest / Agricultural Zone and is on a Class VI road. It was the consensus of the Planning Board that the current structures and sawmill activity are not in violation of town or state restrictions relative to structures on Class VI roads. Dave will contact the property owner to apprise him of the town policy and of state law prohibiting new structures on Class VI roads without explicit Select-board approval.

A property owner on West Shore Road complained about the neighbor, who has lake access via a common 15 foot right-of-way possibly having a boat dock and boat that encroaches on his property. David advised the property owner to refer to the DES requirements for docks.

There is a storage container at 941 Franklin Highway with electrical cords

running to it and the Selectboard is concerned that it may be being used as a residence.

**Non-Binding Consultation:** Dylan Gortney, 1 Potters Road, Tax Map 29 Lot 880,208 in the Agricultural / Residential District

Gortney presented a diagram of the property indicating the existing structure and proposed changes to the property including a display area, an addition to the existing structure, construction of building for a parts store, retail sales and an office; and a new well and septic. Questions of the board include: will there be an inspection station and the response was yes; will there be any signage and the response was yes; will there be any lighting and the response was only exterior lighting for security; how long will items be in the display area and the response was no more than 120 days. John Guiheen stated that this property has been commercial use since prior to zoning. Teach stated site suitability will be needed from the Planning Board; a rear setback variance and a Special Exception will be needed from the Zoning Board of Adjustment; and then a Site Plan Review from the Planning Board will be needed. The board requested a more detailed diagram including elevation lines.

**Subdivision Application Revision:**

The revision continues to be worked on by Costa and Currier.

**PUD Discussion:**

Powers did background research to 1997 pertaining to building permits, new homes, commercial properties and renewable energy. A spreadsheet was created and distributed to board members for review and future discussion.

July 25, 2017

*Condensed from approved minutes*

**Members present:** Nancy Teach, Chair; Randall Costa, Vice-Chair; Paul Currier; Art Urie and Jon Warzocha

**Also present for duration of appropriate items:** Dave Powers, Zoning Administrator; Pat Moyer, Zoning & Planning Coordinator

**Announcements/Correspondence:**

Larry Chase of the Andover Institute contacted Teach inquiring if the Planning Board would have any interest in speakers pertaining to tiny houses.

Documents from McLane Middleton regarding the proposed cell tower.

Teach communicated with Dan Coolidge, ZBA Chair, regarding the Site Suitability process for Special Exceptions.

No Planning Board meeting will be held on 8/22. It's our summer vacation day!!

**Planning and Zoning Coordinator:**

A draft spreadsheet was created of the Zoning Board of Adjustment approvals and denials for the past 10 years.

**Zoning Administrator:**

The property at 941 Franklin Highway was determined to have no residents at this time.

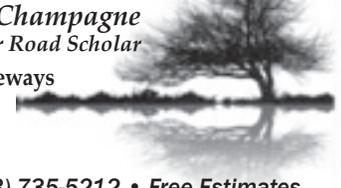
Powers received an inquiry on property between Bog Pond and Route 4A wanting to know what the Ordinance states about road frontage and lot size in

See Minutes on page 12

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Saturdays



9am - Noon

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Produce \* Meats \* Eggs \* Jewelry \* Soap \* Tin Can Art \* Handicrafts  
Maple Syrup \* Honey \* Cards/Puzzles/Prints \* Wool/Yarn  
Lotion \* Jams/Jellies \* Baked Goods \* Hand Cranked Socks



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TOWN GREEN, 9 KEARSARGE VALLEY RD, WILMOT

**Muster Field Farm Museum**



**Harvest Day**

Sunday, October 1, 2017

10 A.M. - 4 P.M.

Muster Field Farm Museum  
Harvey Road, North Sutton

Admission is free for all!

Come celebrate the summer's harvest at Muster Field Farm Museum. This event is free to all - it is a time to enjoy the beauty of the farm and reap the benefits of the growing season. Special events include guided tours of the historic Matthew Harvey Homestead and live music in the Pillsbury Barn. There will be hayrides, old-time games, and artist exhibits & demonstrations for all to enjoy. A warm meal can be purchased in the Pillsbury Barn: homemade soups, fresh bread and cider. Fresh produce will be available to purchase in the farm stand. For more information and/or directions: 603-927-4276 or visit [www.musterfieldfarm.com](http://www.musterfieldfarm.com)