

Franklin VNA Blood Pressure and Foot Care Clinics in March

Press release

The Franklin VNA and Hospice is offering Blood Pressure and Foot Care Clinics during the month of March at a variety of locations. For more information or to schedule an appointment call (603) 934-3454.

Blood Pressure Clinics

Thu. March 1, 11:15 AM – Noon at the Salisbury Senior Center.

Tue. March 13, 10:30 - 11:15 AM at Belmont Senior Center

Thu. March 15, 11:00 AM–Noon at Northfield Community Center, 61 Summer Street.

Tue. March 20, 10:30–11:30 AM

at Tilton Senior Center, 11 Grange Rd, Tilton

Tue. March 27, 10:30 – 11:30 AM at Bessie Rowell Comm. Center

Foot Care Clinics

Wed. March 7, Call for appt. at Franklin V.N.A. & Hospice, 75 Chestnut Street.

Wed. March 14, Call for appt. at Franklin V.N.A. & Hospice, 75 Chestnut Street.

Wed. March 21, Call for Appt. at Tilton Senior Center, 11 Grange Rd, Tilton

Wed. March 28, Call for Appt. at Franklin V.N.A. & Hospice, 75 Chestnut Street.

Minutes from page 13

wire fence on the Miano property which Bardsley previously understood to be the property line. The lot is 1.30 acres. The board advised that the adjustment would have to be recorded with the state; therefore a survey would be needed. A deed of transfer with metes and bounds set out and an attorney agreement drawn up with the two parties agreeing on the new boundary. The board also advised that both parties would need to be present for the hearing.

Non-Binding Consultation: Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless – 640 Main Street, Tax Map 28, Lot 090,242R.

Teach initiated the discussion by noting that Verizon had been granted the variances sought for the cell tower by the Zoning Board of Adjustment, in addition to the Planning Board's prior determination of site suitability. Costa then noted that the purpose of this phase, Site Plan Review, is to ensure that the project plans comply with all conditions of the approvals for the project, and with any other applicable provisions of the Zoning Ordinance. While the Planning Board's focus now is on the documents and drawings, Site Plan Review may also extend to on-site verification. No building permit will be issued, and no site work may commence, before successful completion of Site Plan Review.

Costa then went on to say that the Board had reviewed the draft Site Plan Review materials provided by Verizon and determined that the draft materials are incomplete in certain areas, and that therefore the Planning Board was not yet in a position to schedule a Site Plan Review hearing.

The key open items were then outlined and next steps agreed as follows (it being noted other items may be identified based on future review of a complete application):

1. The Site Plan Review application as presented is the preliminary draft provided last July 21, plus a cover letter. While the additional new attached plans appeared up-to-date, the July application contains superseded, non-relevant, and inaccurate information and drawings, and the bundle as a whole may be missing changes that have been agreed or mandated since then. The concern is that this could create confusion if in the future there is a need to refer to the Site Plan review and decisions taken or requirements stipulated in that review. The Board asked that Verizon tender a new, updated Site Plan Review application that responds to each item on the checklist. Each checklist item should reference page and paragraph in the application.

2. Ordinance performance standards (Article X, Section B.4) require a 50' buffer from any access clearing to the property boundary. The bottom portion of the proposed right of way cutting on the draft drawings is closer than 50' to the property boundary. Verizon stated that it believed there was scope to reroute

the road, and that the terrain should permit this. It was recognized that relocating the road would further accomplish the goal of minimizing the visual impact of the cutting from Route 11.

3. The draft forest buffer easement, while correctly identifying the full area of the buffer, contains material inaccuracies and gaps. The Board explained that it had consulted with Town Counsel, who agreed, and is reviewing the easement with the Select Board. It is planned that the Town of Andover will promptly send a revised form that should correct these gaps. Accordingly, the easement will not be executed until this new draft has been provided, and agreed with Verizon.

4. Other aspects of the access road were reviewed: It was noted that the land lease agreement entered into between the Town and Verizon does not contain authorization for any clearing or fill outside the 30' right-of-way that may be required to grade the road and provide for drainage as currently depicted on Verizon's draft drawings. It was agreed to be a shared goal to minimize clearing of the forest visual screen and disruption of the terrain, both to keep project costs down and to minimize visual and environmental impacts. Verizon committed, as part of its focus on routing and designing the access way per item 2 above, to see if the road, which is 12' in cross section, and its associated cutting, embankment, and drainage, can be kept with the 30' right of way. If in specific areas Verizon's engineers believe it is necessary to go outside the right of way, they will seek to minimize any such disturbance, and will specify on the drawings precisely where such extensions are required, why, and how these have been held to a minimum. The same discussion applies to the 50'x50' tower enclosure and 25'x50' turnaround area in front of the enclosure: Verizon will look to clear only for this 75'x50' footprint and will minimize and explain the justification for any proposed disruption outside this footprint if it is viewed as necessary from an engineering perspective.

5. The packet does not include the Professional Engineer's report on removal costs, and the form of security for these costs plus 15%, required under Ordinance Article XII, Section 9.3. Verizon stated that the PE's report had been included in an earlier submission and will include it in the new draft Site Plan Review packet to be provided, and further committed to sending this report and its proposed form of security to Town Counsel for review and approval.

6. The Board noted that Verizon had in previous meetings indicated willingness to conducting the final design and construction process in a way that will minimize the cutting of mature trees in constructing the road and erecting its communications facilities. It was affirmed that Verizon and the Board shared the objectives of

See Minutes on page 15

A Very Special Event

3 p.m. Sunday, March 18

Stone Chapel • Andover Village Green

Andover author John Hodgson will discuss his new book:

Richard Potter: America's First Black Celebrity

Free and open to all • Refreshments will be available

Sponsored by the Andover Historical Society and the Andover Institute

From the publisher: "The early 19th-century performer Richard Potter, a magician and ventriloquist [and Andover resident], was the most famous performer of his time. The more remarkable aspect of his story, however, is the fact he was an African American...."

HUCKLEBERRY
Propane Heating Oil
"Local, honest and committed to keeping you warm"
796-2007
BOSCAWEN, NH

Is it time to switch Fuel Providers?

Ask your Friends, Family and Neighbors about the

"Huckleberry Advantage"

THEN make your decision.

Thank you to all of our customers for your loyal patronage!

Your LOCAL Full Service Family Owned & Operated Propane Provider!

Also Delivering: #2 Home Heating Oil, Kerosene and, On & Off Road Diesel

www.huckleberryheating.com

