

Mark Your Calendar!

Mondays: Fire Department, 7 • **Tuesdays:** Building Permits, 6-7

MAY

- 1: School Board, AEMS, 6:30
- 2: Fourth of July, Andover Fire Station, 7
- 7: Select Board, 6:30
- 8: Planning Board, 7
- 8: Recreation, AEMS, Science Room, 7
- 9: Conservation Commission, 7
- 9: Andover EMS, Andover Fire Station, 7
- 15: Zoning Board, 7
- 17: Library Trustees, 7
- 21: Select Board, 6:30
- 22: Planning Board, 7
- 28: Town Clerk/Tax Collector CLOSED
- 28: Town Office CLOSED

Minutes from page 10

citizen, it is difficult to see a cell tower located here and hopes that the specialness of the location to Bog Pond wetland complex, is maintained and retained.

There being no further discussion, the public hearing was closed at 7:55 PM. Currier made a motion to approve the waivers as requested for Section II Item I – showing the zoning districts within 1000’ and Section III Item G – submission of storm drainage and snow removal. Urie seconded the motion and the board voted unanimously in favor of approving the waivers.

Currier made a motion to approve the Site Plan Review with the noted waivers and conditions. Blinn seconded the motion and the board voted unanimously in favor of approving the Site Plan Review.

After the public hearing, at the Planning Board meeting the Board members voted unanimously that the Site Plan Review Application and Checklist submitted to Bell Atlantic Systems of Allentown, Inc. d/b/a Verizon Wireless is approved. The MOL (Memorandum of Lease) refers to the Land Lease Agreement. The following conditions are to be met before a building permit is issued. The Planning Board, Selectboard, Conservation Commission, and a forester expect to conduct a site visit within a week after stakes have been placed for the access road and before a building permit is issued.

1. Specifications of noise emissions from the specific generator to be installed, and attenuation calculations between the generator location and the property line will be submitted, showing that estimated noise levels meet the standard of less than 60 dB at the property line.

2. Verizon’s engineers will stake the center line of the access road and the location of maximum disturbance at various points.

3. A Landscape Easement Deed will be signed by all parties. The word “Conservation” will be deleted from the Landscape Easement Deed dated 2.27.18.

4. A Lease Amendment and Memorandum of Lease will be signed by all parties.

5. A Security Insurance Bond for tower and poles removal will be submitted.

JUNE

- 4: Select Board, 6:30
- 5: School Board, AEMS, 6:30
- 6: Fourth of July, Andover Fire Station, 7
- 12: Planning Board, 7
- 13: Recreation, AEMS, Science Room, 7
- 13: Andover EMS, Andover Fire Station, 7
- 13: Conservation Commission, 7:30
- 18: Select Board, 6:30
- 19: Zoning Board, 7
- 21: Library Trustees, 7
- 26: Planning Board, 7

This will be shared with Andover’s Town attorney Matt Serge.

Selectboard Update by Dave Blinn

1. The use of Town Counsel needs to channel through Town Administrator Marj Roy and incorporate all items and information for her to submit to Town Counsel.

2. The Selectboard is working on long-range plans for the transfer station.

3. The Budget Committee has approved the town’s proposed budget.

Non-Binding Consultation: Steve Lord for managing a woodlot on Tucker Mountain Road, Tax Map 23, Lot 611,532, located in the Forest / Agricultural District

Lord indicated he has a purchase and sales agreement on the property which consists of 236 acres and is on both a Class V and Class VI road. A topographic map was presented of the location of the lot. It runs along Tucker Mountain Road and Old College Road. On the Class V portion there is a town turn-around that extends to the property; however, Lord is concerned with the access to his property being blocked. Lord will discuss with the Road Agent the possibility of putting in a truck access from a section of the Class VI road and possibly re-shape of the Class VI road which he will discuss with the Selectboard.

Urie stated that there would be no action required by the Planning Board. Lord asked why a building permit might

not be considered and the response was there should not be any issues as the property has frontage on a Class V road; however, it would be best to build nearest the Class V portion. It was indicated to Lord that a Special Exception would be needed from the Zoning Board as the property is in the Forest & Agricultural District.

Town Meeting Preparations:

1. Copies of the proposed Warrant Articles have been printed along with a summary of the changes.
2. Members need to set a schedule to be available during voting hours for answers to questions the public may have regarding the proposed changes.

March 27, 2018

Condensed from approved minutes:

Members Present: Nancy Teach, Chair; Randall Costa, Vice-Chair; Paul Currier; Doug Phelps; and Art Urie

Also present for duration of appropriate items: Pat Moyer, Zoning & Planning Coordinator; Peter Sanborn

Announcements/Correspondence:

Nancy thanked the board members for their help on the Warrant Articles.

Nancy reminded the board members that they have to be careful of any representation given to prospective property buyers.

Victor Manougian provided the Environmental Sound Evaluation for the Verizon Cell Tower.

The board will complete the Organization of the Board at the April 10, 2018 meeting.

Update from Planning and Zoning Coordinator – Pat Moyer

Moyer distributed updated contact information for the board members to verify.

A prospective buyer for 72 Main Street is requesting documentation that the town has accepted the apartment as an approved ADU. There is no record indicating a separate apartment is approved in this location. Currier stated that a seller can give the prospective buyer permission to act as their agent to come before the board for ADU approval. The seller can also apply for an approval for an ADU.

4 Mill Road was purchased and the new owner has inquired whether he needs to come before the board for Site Plan Review prior to applying for a building permit. It was stated that he needs a permit to do demolition to the interior without Site Plan Review. In order to do actual construction, a Site Plan Review is necessary.

There was a 4-lot subdivision previously done on Flaghole Road and lots 2 and 3 were to have a shared driveway. The person interested in purchasing lot 2 inquired whether they would be allowed to have their own driveway as they cannot determine the property line. It was stated that a survey would be necessary.

The Town Sign Ordinance was distributed to board members for review at a future meeting.

Moyer will follow up with Dan Merzi pertaining to Site Plan Review.

Non-Binding Consultation: Peter Sanborn - lot bounded by Class VI Roads – build a residence on Tax Map 21, Lot 524,028, located in the Forest / Agricultural District

Peter indicated he would like to construct a single family dwelling on a lot that is bounded by three Class VI roads – Morey Hill Road, Twist Hill and Dawes Road. He has met with the Selectboard regarding this proposal and the Selectboard explained the statute and town policy for building on a Class VI road.

The Selectboard asked the Road Agent for his opinion on constructing on this lot and he stated that Sanborn has maintained the road and he has no concerns with him constructing the residence. A diagram of the location was presented. There is an existing cellar hole which he would use for the footprint of the residence. Costa explained the background of no building on a Class VI road along with the process of the Selectboard approving the construction based on a unique situation being presented by an applicant. If approved by the Selectboard, a Variance would need to be granted by the Zoning Board of Adjustment. Sanborn asked what he needed to

See Minutes on page 14

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