

Minutes from page 10

garage on an existing foundation. The consensus of the Board is that the plan in insufficient. A survey is needed that shows the surveyed location of Ives Road and the foundation that indicates the setbacks been met.

Planning Board Chair:

1. Costa, Currier and Teach met with the Select board, Marj Roy, Town Administrator and Pat Moyer regarding the Emery Road situation. St. Jacques needs to go to the Selectboard. Currier will draft a letter for mailing to the St. Jacques regarding the procedure.

2. Administration/Enforcement of town land use ordinances and regulations was discussed. The Selectboard indicted that if the PB wants additional personnel the PB needs to develop a budget proposal and present it to the Selectboard for the next Town meeting. If the Selectboard supports the request, then the request will be presented to the Budget Committee.

3. A survey for the school property was discussed. There is no state law requiring a survey and it appears that the school district and town are exempt from the town subdivision regulations. Costa, Currier and Teach recommend that a subdivision plan be prepared and recorded to avoid any future problems in determining boundaries between town land and school district land. The Selectboard will ask the School Board to present a plan to the PB.

4. Warzocha will review the state requirements and prepare a flow chart for the administration and reinforcement of land use regulations modeled after the Town of Wolfeboro. The Canaan Junkyard Policy was distributed to the board members for review. The Selectboard will review it. Warzocha will review the solid waste permit and Phelps will work on the flow chart.

Brothers House of Smoke – Site Plan Review Application

A plan was presented along with the Site Plan Review Application for review. Urie and Phelps will review the application for completeness and the board will schedule a completeness review for Tuesday, September 11, 2018.

Champagne Special Exception Application for an Excavation (Route 4 & Bay Road) PB suitability review advice and comment for the Zoning Board of Adjustment

The board reviewed the Special Exception Application as provided for in the Zoning Ordinance Article IX.D.3 and determined the proposal is consistent with the area and current activity in the area.

The Master Plan Guiding Principles were reviewed and the PB made a motion to adopt the PB review and comment language as described by Randall. Costa will draft a communication to the ZBA to be transmitted by Currier to the ZBA chair.

September 11, 2018

(Condensed from Approved Minutes)

Members present: Paul Currier, Acting Chair; Randall Costa, Vice

Chair; Art Urie; Jon Warzocha; Nancy Teach; Randy Monti; and Dave Blinn, Ex-Officio; Brian MacKenzie, Linda MacKenzie, Anthony Giglio, Peter Sanborn, Russell Bowne, Jeffrey Newcomb, Alden Beauchemin (Keyland Enterprises), and Ron Charles

Reports and Announcements

Chair – Teach will resume her place as PB (Planning Board) Chair at the 9/25 meeting. Vice Chair Costa will take a leave for an extended period of time and will let us know by the end of this year his future plans. The PB is looking for alternate and possible new members.

Select Board Ex Officio – Blinn reported that a public information session is scheduled for an update on the Lawrence Street Bridge Project. Renovations at the transfer station are underway. The town has received FEMA money for the Elbow Pond Bridge project.

Completeness determination and Public Hearing– Site Plan Review Application – AABL/Brothers House of Smoke/4 Mill Road (Giglio and Mackenzie) Tax Map: 28 Lot 294, 105 – for a restaurant and catering service. Giglio and Beauchemin provided the following information: Parking and capacity – based on septic and well specifications the capacity is 91 parking places. 50 places have been achieved and were shown on the plans.

Ingress and Egress – the natural gradient will be kept to help with outside storage. The PB requests the grade to the driveway next to the storage barn be changed to decrease the driveway slope to 10% and start closer to Mill Road. The plans should show where the outside storage will be located and the location of the proposed privacy screen. The PB requests the plans identify the boundary markers as “found” where that is the case.

The well and septic system for the tenants were shown on the plans.

Set Back –The northwest corner of the existing building closest to Route. 11 is non-conforming. It extends by 8 feet, exceeding the setback requirements. This was only recently discovered by the applicant during their preparation of the detailed site plan.

Signage – The sign plans and requests intend to comply with the sign permit ordinance.

Exterior lighting – LED “dark sky” lights will light the entrance and Route. 11 road side. The PB requests locations for exterior lights that are “dark sky” compliant be shown on the plan.

Questions and Comments: Will breakfast be served? Reply – not in the immediate future.

No records in the town office files, from over +/- 30 years ago, show that a ZBA (Zoning Board of Adjustment) hearing granted a Variance for the original building addition (formerly R. P. Johnson & Son) to exceed the setback requirements. Therefore the applicant needs to request an Equitable Waiver of Dimensional Requirements for the front setback from the ZBA.

See Minutes on page 25

Bubble Show Set to Dazzle at Franklin Opera House

Saturday, November 10 at 3 PM

Press release

Casey Carle set a goal “to make people laugh and to make them go ‘wow!’ “He translated that desire into a career that has far exceeded his expectations.

Carle is considered one of the greatest “bubble artists” on the professional circuit today. During his shows, he creates a plethora of dazzling bubbles in various shapes and sizes, even “trapping an audience member inside a gigantic soap bubble.”

Humor and audience interaction are part of the charm.

Carle brings his skills to the Franklin Opera House on Saturday afternoon, November 10, at 3 PM with “Bubble-Mania!” His shows, combining art and comedy, are for all ages.

Carle says he realized while getting his theater degree in college that although

he enjoyed working as an actor, director and stage manager, “What I really liked was being a character actor in plays for children,” he writes on his website. “The zanier the play, the more I liked it.” And since he was hooked on “zani-ness,” a friend suggested he become a circus clown. By the late 1980s, he found himself working for the Ringling Bros. and Barnum & Bailey circus. “I tried juggling, magic, uni-cycling, but what I liked best was using bubbles to amaze and amuse”.

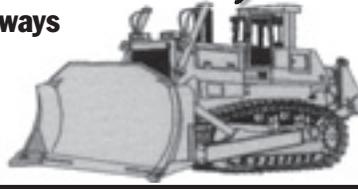
“My bubble act in the circus was the first of its kind and I was the first person in the history of the world to put people inside bubbles as part of a circus routine. When I left the circus and started doing my own show, so many people liked it that I knew it was going to be ‘my thing.’”

Tickets for the show are \$8 for younger kids, \$10 for students and seniors, and \$12 for adults, and can be purchased at the door, or in advance at www.FranklinOperaHouse.org.

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