

Minutes from page 22

PB, regarding the Jon Champagne Earth Excavation project on Rt. 4. A request for an appeal of the ZBA decision for Champagne was received from the attorney representing Steve & Jill Colardeau.

Non-Binding Consultation: Proctor Academy represented by Bill Stack and John Ferris – pre-site plan review for a new building – the Outdoor Lodge. AOT (alteration of terrain), maps and documents have been submitted: Plans were presented for the construction of an outdoor center which would replace the existing old fire house which currently houses the sports equipment, near the field house and hockey rink. The use will remain the same. The new building will be a two story structure with two entrances in the front and one entrance in the rear. There will be rain gardens for each roof line along with a retaining wall in the rear and on the west side of the building. The access path to the tennis courts will have to be relocated and the underground fuel tank will also be relocated. The storm water run-off will overflow into the existing drainage system and the utilities will hook into the existing utilities. There are no plans at this time for an elevator as the second floor will be storage only. Any future elevator will be on the exterior. There will be proper ventilation due to ski waxing. Proctor will apply to the Zoning Board of Adjustment for a height variance.

The meeting was adjourned at 8:50 PM.

March 26, 2019

Present: Nancy Teach, Planning Board Chair; Dave Blinn, Select Board Ex-Officio; Doug Phelps, Randy Monti, Planning Board Members; John Hodgson, newly sworn-in Planning Board Member and Vicky Mishcon, newly sworn temporary alternate Planning Board Member.

Also present were: Marj Roy, Town Administrator; Pierre Bedard, Land Surveyor agent for applicant Roy Sell; Bill Stack, Steven Smith and Associate's engineer agent for applicant Proctor Academy; John Ferris, Proctor Academy's Chief Financial Officer; Bill Bardsley; and John Henderson.

New Members Sworn In: Roy presented Mishcon and Hodgson with their oath of office to read and sign. Both Mishcon and Hodgson acknowledged their duties and signed the oath. Hodgson was sworn in as a full member and Mishcon was sworn in as a temporary alternate member.

NH RSA 91-A:

Roy presented the Board with information regarding the 91-A Right-to-Know law for their review. Roy explained the importance of this law. Roy noted page 10, the first bulleted item on the right column. Roy explained about email communications and having a central point for the boards emails to be sent to and through instead of individual conversations. The Planning Board Chair or the Zoning Administrator should be

the central point. Discussion revolved around the quorum and public meetings.

Continued Public Hearing For Roy Sell:

At the February 26th meeting, the Board during the Public Hearing, reviewed the Annexation Plan for Sell's properties at 206 Switch Road (Tax Map 4-370-467) and 212 Switch Road (Tax Map 4-354-472) in the Rural Residential Zone. At that time, there was not a quorum present to act on this application and the hearing was continued to the next meeting, which is tonight.

Bedard reviewed the plans with the Board. Blinn made the motion to accept the application and deem it complete. Phelps seconded the motion. All in favor. The Annexation Plan application was deemed complete by a unanimous vote. The mylar was signed by members and will be filed at the Merrimack County Registry of Deeds by Moyer.

Non-Binding Consultation For Bill Bardsley: Several months ago, Bardsley presented incomplete information for this annexation plan on his property on Elbow Pond Road (Tax Map 25-606-176). The property is located in the Agricultural Residential District. At that time, the Board advised Bardsley a survey was needed. Tonight, Bardsley presented a survey to show where the boundary line adjustment is with the abutting Miano property (Tax Map 25-693-093). The issue was that for years, generally folks thought the boundary line between these properties was the fence line. However, an old survey did not agree with that information.

Bardsley requested the boundary line be adjusted to coincide with what folks have generally thought; that the boundary line is the fence line. After reviewing the information, Blinn made the motion to accept this application as complete and move forward to a public hearing. Phelps seconded the motion. All in favor. The application was deemed complete and a public hearing will be scheduled for Tuesday, April 9, 2019 at 7:15 PM.

Non-Binding Consultation For John Henderson: Henderson would like to separate the residences with each having their own lot. This property has complicated issues. It is located on Flag-hole Road (Tax Map 03-074-499) and is in the Agricultural Residential District. The following are some facts and issues with this property:

- The property is Lot #6 of a 2001 Thisell subdivision.
- There are two residences on the one lot.
- The lot is approximately 1.75 acres with approximately 187' of road frontage.
- There are two separate well and septic systems. One for the original house built in 1986. And, one for the garage, later renovated into an upper floor in-law apartment.
- In 2001, the owners filed for a Variance with the Zoning Board of Adjustment to convert the upper floor

See Minutes on page 24

Franklin Animal Shelter Upcoming Events

Press release

The Franklin Animal Shelter of Franklin continues its busy schedule with a 5K walk/race in May and a Golf Tournament in June.

In May will be the shelter's sixth annual US track & field certified 5k race/walk. Sponsored by WATTS Water Technologies of Franklin, it will be held on Sunday, May 26 at 9 AM. The race starts at Paul Smith Elementary School, 41 Daniel Webster Drive, Franklin. Registration is \$25 online until Friday May 24 and \$30 on day of the event.

To register online, visit our website at: www.franklinanimalshelter.com or www.millenniumrunning.com.

"Grab your clubs and come join us on June 24th as the Franklin Animal Shelter (FAS) holds its annual Golf Tournament fund raiser at Canterbury Woods Country Club. The event will be an 8:30 AM Shotgun start. Entry fee is \$400 per team, which includes green fees, golf carts, lunch, and prizes.

A putting contest and mulligan will be available for a modest donation as well as a silent auction which will be offering a number of special and unique items.

Go to the www.franklinanimalshelter.com and scroll down on the right hand side for more information to sponsor or register. Credit cards are accepted. For additional information: Contact Tom at the Franklin Animal Shelter by email gsalfranklin@yahoo.com or call Tom at (603) 671-3909

The Franklin Animal Shelter provides a place where Good Samaritan rescuers, Franklin police, and those no longer able to care for pets can turn for help. The shelter provides food, warm beds, needed medical attention and loving care.

The Shelter is a tax-exempt organization. Tax deductible contributions may be made through the website, www.franklinanimalshelter.com, or mailed to PO Box 265, Franklin, NH 03235

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Photo by Ed Schipul



Photo by Stephen Colardeau

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