

**FNRT from page 10**

workers. The FNRT-MC praises this effort to bring more context to the Trail and urges all to watch for future dates.

**Trail Clean-Up in Boscawen:** The community of the Homestead Inn/ Sober House in Boscawen is undertaking a day-long clean-up of the Trail, proceeding north from Jamie Welch Field. They will focus on the debris left from the New Hampshire Trails Bureau work in brushing back the Trail over the last year. Contact Jack Shields at Jack.Shields@comcast.net if interested in participating.

**National Trails Day, June 6:** Recreational trails are celebrated nationwide on the first Saturday in June. Although there will be no official activities this year, FNRT-MC urges all who can to get on the Trail and to bring a bag

for clean-up efforts as needed!

**FNRT-MC Annual Appeal:** Although our usual Annual Appeal “stuffing party” did not take place this year in its usual time frame, it might do so before long. And there will certainly be an appeal mailing in the near future. Watch for a letter in your mailbox!

**Cancellations:** We regret the cancellation of Thursday’s Child at the New London Inn, a fun dinner to benefit the Trail. The Inn has canceled all Thursday’s Child dinners for the season, but hope to continue this wonderful program in 2020-21.

And, sadly, no Andover Fourth of July Celebration and no traditional FNRT-MC booth to welcome Trail enthusiasts.

**Next Meeting:** Wednesday, June 17, 5 PM, via Zoom. 

**Minutes from page 11**

**Completeness Review**

Melissa and Paul Barton for a Lot Line Adjustment for a driveway to access their property. The property is located at 110 Switch Road.

A property survey was received from Colin Brown along with a Lot Line Adjustment Application. Hodgson asked if there were any deed restrictions relevant to the request. Brown stated he was not aware of any and Kinney agreed.

Hodgson stated he was concerned with the 4:1 depth to width ratio. Brown stated that a new lot was not being created. Teach stated that a small section was being adjusted from the larger lot to the existing house lot and asked why. Brown replied in order to give more width to the house lot.

Phelps, Urie and Powers stated they had no concerns with the proposal. Phelps made a motion to deem the application complete. Powers seconded the motion and the board voted unanimously in favor of deeming the application complete by voice vote. A public hearing was scheduled for May 12.

**Completeness Review**

Art Urie for a Minor Subdivision – Condominium at 164 Main Street in the Village Zone.

Urie recused as he is the applicant. Donna Duclos appointed. Urie appeared before the board on January 28, and the board determined that the application was not complete. The proposal is to create a condo-conversion ownership format for the Real Estate Office and the US Post Office building. This will change the form of ownership and not the use of the property and will also create a boundary line between the two buildings/condo units. Locations of the septic and parking areas with each building are noted on the Condominium Plan of 1/09/20 (Raymond Critch, LLS). Chiarella stated that condos are lots on the land and not the building. The application was reviewed for completeness. The physical addresses for the property are 164 and 166 Main Street.

Monti asked what specific requirements does a Minor Subdivision require, and Urie responded that a Minor Subdivision is for two lots and a Major Subdivision is for three or more lots,

and that this is for condominiums and not lots, and there are no lot sizes for a condo transfer. Chiarella stated that condo units are parcels within the lot.

Powers stated there are two tax identification numbers for the structures and one tax identification number for the land. Urie stated that the “condominium act” applies here. Kinney stated that 328 Main Street is the same concept.

Teach stated she had spoken with Town Counsel regarding designation of the area representing each condo unit. RSA Chapter 356B is the Condo Act, and this proposal will be a condo conveyance.

Moyer stated that there is a different address on the condo plan for the owner versus what is on the application. Urie stated the official address for the LLC is in Bedford, and one of the owners resides in Bedford. Moyer stated that they should be consistent, and Teach stated the correct address should be indicated on the plan.

Phelps made a motion to deem the application complete. Powers seconded the motion, pending the board’s receipt of the condo documents. Phelps withdrew his motion.

Phelps made a revised motion to deem the application complete and requests that the board receive a copy of the condo documents. Chiarella stated that he did not have to submit condo documents to the Sunapee Planning Board for a different subdivision. Powers seconded the motion and the board voted unanimously via voice vote in favor of deeming the application complete pending receipt of the condo documents.

Andover’s legal counsel informed the board that at some point he will need to review the condominium declaration and by-laws to ensure the Town is adequately protected. This can be done as part of the condominium conversion conditional approval. A public hearing is scheduled for May 12.

**Other Business**

Teach stated that the town zoning maps will need to be revised to include the expanded Village Zones. Phelps agreed to explore this with the Lakes Region Planning Commission.

Teach stated that the Commercial Zone and the Conservation Subdivision proposals need to be discussed at a future meeting. 

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*Dr. Jack Kirk, one of several physicians who helped develop hospice, talks about a doctor's perspective on death during a Hospice of the Kearsarge Valley volunteer workshop in 1981. The goal then and now is for trained volunteers to be part of the caregiving team for patients facing life-limiting illness.*

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- In 1980** Steve and Loa Winter moved to New Hampshire from California and introduced hospice care to the region.
- In 1981** Hospice of the Kearsarge Valley was established with Loa Winter overseeing volunteer training.
- In 1990** Hospice of the Kearsarge Valley merged with Lake Sunapee Home Health Care to become Lake Sunapee Region Visiting Nurse Association.
- In 1991** Lake Sunapee Region Visiting Nurse Association was certified by Medicare as a hospice provider.

For information about our 50th Anniversary activities contact  
Cathy Raymond @ 603-526-4077 x231;  
craymond@lakesunapeevna.org...or visit LakeSunapeeVNA.org

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