

# THE BRADFORD BRIDGE

COMMUNITY NEWS BY NEIGHBORS FOR NEIGHBORS

Volume 13, Number 12; Issue 150

December 2003

## Solitude Ridge: Collision of Past & Future?

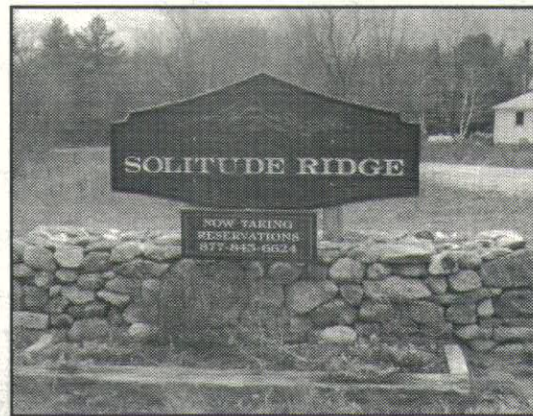
Solitude Ridge is the name of Mike Carter's proposed 22 lot residential subdivision. Located on Fairgrounds Road, just beyond West Meadows Road, it runs in a thin strip south to a right-of-way on West Road. This project has been the subject of controversy since May of 2002; at best it has generated considerable interest in how the Town's Regulations are and are not enforced.

Zoning Regulations began with the first Town Master Plan, written in the mid-1980s. This resulted in Land Use and Development Regulations and Ordinances adopted by the Town in 1989. There are many residents who were here in the days of "anything goes" development. Prior to 1989, there were no rules about where or what you could build.

It's difficult to cover the history of this project thoroughly without including mind-numbing details. This is a summary extracted from the available public record. All following quotes are from the Minutes of Planning Board meetings, except as noted. Solitude Ridge began as a 112 acre logging operation in July 2001. Although the forestry project was stated as being complete in March the following year, the only use declared for subsequent permits on the property was forestry which has less stringent requirements than other uses. The time at which a forestry road becomes a subdivision road is not a clear legal issue. Multiple site visits by the Department of Environmental Services (DES) noted several violations (filling a stream and wetlands, dredging in wetlands, and failure to install and maintain erosion control measures). These resulted in an Administrative Order being issued in April 2003, preventing any further conversion of the land.

In May 2003, the Planning Board had a preliminary consultation with Mike Carter and Robert Stewart, Jr. representing Solitude Ridge, LLC. Carter is a logger and manager of the proposed development; Stewart is a real estate agent, Certified Wetlands Scientist (who delineated the wetlands on the site), and coordinator of the project. At this meeting, due to complex issues of wetlands in this location and the unprecedented extent of this proposal (the largest number of lots in any proposal ever brought before the Bradford Planning Board), the Board decided to use the Central New Hampshire Regional Planning Commission (CNHRPC) for a review of the application. Both the board and applicant considered doing so early and throughout the process to be important to making a good decision. However, it took three months for the review to begin. This delay is key to some of the subsequent difficulties.

In August of this year, the requirements of the Administrative Order were satisfied (fill was removed from the stream and wetlands and erosion control measures were installed) so it was "lifted" (the restrictions were released). The following day, a formal application for the subdivision was presented to the Planning Board. It was noted that Site Specific, Wetlands and Subsurface Bureau Permits would be needed prior to approval of the application. Mr. Stewart stated that these were "waiting approval." Two months later, these permit applications were still undergoing "fine tuning." At this time, these permit applications



## Bradford Police Department Hires New Officer

Douglas Trottier has been sworn in as a full time police officer. Doug is married, has three children, and a new German shepherd named Trooper. Doug's wife, Vanessa, is a full time dispatcher for the State Police and she is also a part-time officer in Meredith. They make their home in Belmont.

Doug has been a police officer for twelve years. He has worked at Northfield Police and a short time at Alexandria Police. He has worked at the Hillsborough County Dept. of Corrections and part-time with Marine Patrol. Doug is highly qualified. He has been trained and has worked extensively in background investigations, he is an instructor in the straight baton, certified as a field training officer, he is a defensive driving instructor at the Police Academy, and he is EMT certified.

The Police Department is still investigating the recent thefts from vehicles left unlocked. The thefts occurred on Breezy Hill Road and Ring Hill Road. The items taken varied. The only consistency was if the vehicle had CDs, they were taken. The thefts took place between 3:00 and 6:00am. We do have some leads in the investigation, but if anyone has any information that may be helpful they should call the Police Department.

We are still asking residents to display their house numbers in an obvious location to help all public safety personnel to locate the residence.

Please note that the winter parking ban is in effect from November 15 through April 1.

—Chief Kirby

## Santa's Mailbox

Santa's mailbox will be at the Post Office starting December 1, and Santa will be visiting the Post Office on Saturday, December 20 from 10:30 to 11:30am.



## THE BRADFORD BRIDGE



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Bradford, NH 03221

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### Subscription Information

For those wishing to receive the Bradford Bridge by mail, the annual subscription price is \$12 to cover the cost of mailing. To subscribe, please send a check to the address above.

### Advertising

The Bradford Bridge is a free community newspaper supported by advertisers. To place an ad, call Carol Troy at 938-6186 or send a FAX to 938-2995. Ad deadline is the 20th of the month.

### Submissions

The Bradford Bridge is written by neighbors, for neighbors. Anyone is welcome to submit articles and/or photographs of interest to the community. The Bridge reserves the right to edit submissions for length or content. Send articles or letters to Beth Rodd/Bev Leo at the address, FAX number, or e-mail address above by the 20th of the month.

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## Dickens Christmas Weekends at the Rosewood

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The Rosewood Country Inn has been voted a "Most Romantic Hideaway" by readers of Arrington's Bed and Breakfast Journal's 2004 Best B&B & Inns issue. Readers considered more than 750 inns across the country for the 2004 award. This is the third consecutive year the Rosewood has earned this recognition. The Rosewood was also recently included in "The Inns and Outs of Collecting," by Sherry White. The just-published book focuses on how innkeepers use their collections to decorate.

—The Rosewood Country Inn

## Obituary

HUGH R. M. KEAYS

Hugh R. M. Keays, 77, of North Road in Warner, died Sunday, November 9 at Concord Hospital. He was born in Milwaukee, the son of Eldred and Murial (Mann) Keays. He lived in California and Bradford before moving to Warner a few years ago. He worked as a business consultant and owned a consulting company, IEEE Japan, in Shinjuku, Tokyo, Japan.

Hugh was active in the Bradford Historical Society and wrote for the *Argus-Champion* and the *Bradford Bridge*. He enjoyed Japanese culture, opera, classical music, reading, and taking nature walks.

Survivors include his wife, Keiko (Sonoda) Keays of Dover, two sons, Yasuo Keays of Oakland, Calif., and Kenji Keays of Dover; a daughter, Emmy Moyer of Somersworth; a sister; and a grandchild. In lieu of flowers, memorial donations may be made to the charity of one's choice.

## Senior Council Christmas Party

All seniors in the area are invited to join in the Christmas Party planned by the Senior Council at the Bradford Area Community Center on Main Street in Bradford on December 13 from 1:00 to 3:00pm. There will be a gift exchange, potluck luncheon, sing-a-long and fellowship. You may call Marion Hall at 938-5387 or Ona Ruchti at 938-5330 for a suggestion as to what eats you should bring to share. Bring a wrapped gift of under \$5.00 value for swapping.



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## Bradford's Master Plan Survey

The Bradford Planning Board will conduct the initial meeting of the Master Plan Survey Subcommittee on Thursday, December 4, at 7:00pm at the Town Hall. Anyone interested in being part of compiling and distributing this survey is invited to attend. The initial points of contact are Bob Foor, Doug Troy, and Michelle Halstead.

The Master Plan is one of the town tools used to determine the town's long-range goals and objectives. As part of updating our current plan, we need to canvas as many of the town residents and property owners, soliciting their inputs to assist in determining Bradford's long-range planning. The Master Plan depicts how Bradford determines zoning districts, what types of restrictions should be in place, the general atmosphere of the town, and the type of services we should strive for.

Mike Tardiff, from Central New Hampshire Regional Planning Commission (CNHRPC), has provided a couple of survey samples, plus we intend to use the previous one from Bradford to compile the version we intend to distribute in January 2004. The goal is to have the survey distribution completed by February with public sessions to show the results and determine the population's input for the future of Bradford. From these Visioning sessions, we intend to compile the Goals & Objectives and start work on the Transportation and Land Use (Zoning) portions of the Master Plan. The expectation is that our Zoning Ordinances and Regulations will be amended to reflect the will of the town population with these amendments being on the ballots at subsequent Town Meetings.

I will try to get information displayed on the Town's web site, <http://www.bradfordnh.com>, to include the survey samples, the completed survey, the dates and times of meetings, and as many of the statistics as possible, keeping you informed of the progress on this update to our Master Plan. Again, we need people interested in the future development of Bradford to be part of this process. The initial meeting is at the Town Hall on Thursday, December 4, at 7:00pm. This is an aggressive schedule and we need participants willing to roll up their sleeves. For the remainder of Bradford residents, please be ready to quickly fill out and return the surveys when they are distributed.

*Bob Foor, Chair Bradford Planning Board*

## BBA Holiday Contest, Party Planned

The Bradford Business Association holiday schedule is in full swing. The Association's annual decorating contest will be judged on the evening of Monday, December 22. Applications are available at R. L. Dodge, Bowie's Market, The Merrimack Farm and Country Store, and The Lumber Barn. The application deadline is December 15. Cash prizes of \$200, \$100, and \$50 will be awarded for first, second, and third place.

The BBA will host its annual Christmas Brunch on Sunday, December 7 at the Candlelite Inn from 1:00-4:00pm. Admission to all members of the Bradford Business Association is free and all members are encouraged to attend this annual celebration.

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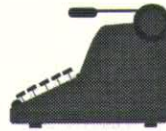
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# Letters

## Town Of Bradford Scholarship Fund

A sincere thank you to Debbie Lamach and Carol Fullerton for their generous donation to the scholarship fund. Their contribution will assist future students of Bradford in their quest for higher education and we sincerely appreciate their generous gift on behalf of our local students. At any time of the year, we sincerely welcome any donations to the Bradford Scholarship fund. Please mail them to the Town of Bradford, P.O. Box 436, Bradford, NH 03221.

*Dawn Rich*

## Recycling and Taxes

Why spend an extra few minutes each week separating your trash for the Transfer Station? Because every pound that we don't put into the compactor saves the Town money. Except for aluminum cans, the actual dollar benefit of recycling is relatively modest. However, by keeping glass, paper, cardboard and compost out of the rest of the waste, we reduce the overall expense of trash disposal. It only takes a little organization to make it easy to recycle—our four separate containers for newspaper, other paper, cans & bottles, and compost don't occupy much space. Let's work together to keep our fees as low as possible. Not recycling is just throwing money away.

*Bill Glennie*

## Win-Win Policy

I want to let Ken and Lois know how much their management of the Bradford Recycling Center is appreciated. It is a tough and thankless job, yet they remain friendly and helpful. Most of us want to make the trip to the dump as quickly as possible. We don't want to be bothered with separating cans from bottles, newspaper from other paper, etc. However, if we stop to think of the money being saved it seems very worthwhile to make that extra effort. All of the categories of trash we save can be sold, and everything we can sell reduces the amount of stuff that gets hauled

to the incinerator—for a price. Recycling is a win-win policy.

*Amy Blitzer*

## Thank you from the BACC

The Bradford Area Community Center wishes you a happy and healthy holiday season! We would like to take this opportunity to thank all the volunteers, friends, businesses and organizations that have supported us over the last year. We are grateful for your generosity and continued support.

*Bradford Area Community Center*

## Thanks from Bradford Rescue

Support can take many forms, and the members of Bradford Rescue Squad would like to give thanks for all the support we've been receiving. On September 11, the Bradford Baptist Church invited the members of our squad and the Fire and Police Departments and their families to a special service to remember the events of 2001 and to recognize our efforts for the community. Rev. Hubley offered very thoughtful remarks and afterward the church members hosted an ice cream social. We thank them.

On October 18, the Masons sponsored a spaghetti dinner for our benefit and recently presented the squad with the proceeds of \$555. It represents a lot of work on their part and we thank them, as well as those who attended. Some months ago we made a request in the Bridge for volunteers to help replenish our numbers and several people came forward. Two are already trained and taking calls as drivers—Bruce Bowie and Corey Noble—and others, including Jason Hogle, are in the training 'pipeline.' We thank them and we encourage others, especially those interested in becoming EMTs, to call us to explore the possibilities.

And, we thank the people who support us through donations. Each check is seen as a 'thank you' for each of our volunteers donating their own time and skills. Donations are the major source of our funding, without which we couldn't operate. We extend a special thank you to those who name

LETTERS Continued on page 5

**LETTERS Continued from page 4**

Bradford Rescue Squad as the recipient of memorial contributions in memory of loved ones for thinking of us at such a difficult time. For all your support, in its many forms, we thank you all.

*Bradford Rescue Squad*

**Support Families**

During Thanksgiving week, we celebrated the 35<sup>th</sup> annual National Family Week. Both President Bush and Governor Benson have published proclamations declaring this week of celebration and recognition for families. Members of Family Support NH embrace the premise that children live better lives when their families are strong and families are strong when the communities they live in are safe, secure, and thriving.

More than two dozen family resource centers and programs, members of Family Support NH, celebrate and honor families year round and encourage everyone to join in this special recognition for NH families. Our family resource centers link individual families to parenting education, health care, child care, peer group support, economic opportunities, and other family related activities. We also applaud and encourage the efforts of hundreds of other community leaders throughout NH in hospitals, schools, community centers, businesses, libraries, state agencies, and the legislature who are committed to helping NH families become more self-reliant and more prevention oriented.

We encourage everyone to seek opportunities in your own family and community to contribute to these efforts. You can become part of the prevention team in your community to reduce school drop outs, teenage pregnancy, child abuse and neglect, juvenile delinquency, poverty, poor school achievement, and broken families. We can also strengthen and secure the future of NH families by carefully considering the positions taken by national, state, and local candidates relative to the well being of children and families. Our choices as parents and citizens can ensure the direction we take is one that will ensure the health, education, economic, and personal security of all families.

Learn more about how you can contribute to this effort by contacting your local family resource center or call our statewide office for more information at 226-7505 x 3444.

*Brenda Dowst, Director, Family Support  
New Hampshire*

**A Bridge Party...  
Without Cards**

Darienne Messer and her mom, Debbie, hosted a bridge party on Sunday, November 23, at the new Fairgrounds Road Bridge. The bridge had been closed since July and the party was a wonderful way for friends and neighbors to celebrate its opening after several long months and many miles of detours.

People came on foot, by bicycle, ATV, motorcycle, car, truck, and even horse and buggy to toast the new bridge with cider and cookies. We are happy to say that even the horse got to have a cup of cider and a cookie to celebrate the beautiful new bridge. The event was a lot of fun and even the weather cooperated by being sunny and warm.

Thank you very much Darienne and Debbie!

—Laurie Cook Brown

**Bradford-Newbury  
Workshop**

The Bradford-Newbury Workshop will meet on Thursday, December 11 for their Annual Christmas Luncheon. Come early for some Christmas cheer and plan on the luncheon at noon. Members are asked to bring a gift labeled for an appropriate aged boy or girl at the Haven Shelter and, also, a gift to share in the grab bag. Please bring the potluck item you signed up for at November's meeting and, if you missed the meeting, bring whatever you like and your Christmas Spirit!

—Clare Bensley

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## November Selectmen's Meetings

**November 4.** Chip Meany, building inspector, met with the Selectmen to present his budget request and remind Selectmen of the need to place an article on the warrant to accept the new International Residential Building Codes. He also discussed instituting fines for people building without a permit. Selectmen will investigate the matter and get back to the inspector.

Mike Carter met with Selectmen to discuss his letter to them (copies addressed to Zoning, Planning, and Conservation) regarding apparent prejudice of Town boards in reviewing his plans for the proposed Solitude Ridge subdivision. The letter was read into the record. Members of the Conservation Commission were in the audience and discussion followed on the application of regulations. Mr. Carter complained that a different subdivision plan, approved during the same period of his submission, was not required to undergo the outside plan reviews that his project has been held to. Selectmen accepted Mr. Carter's letter. Mr. Carter also questioned the refusal of the Planning Board to allow him to speak at a recent meeting. He also cited comments by the Central New Hampshire Regional Planning Commission representative that conditions referred to in the town Zoning Regulations have never been required on plans. He indicated that these forms and submissions are now being required of his subdivision. He does not feel the board is being consistent. Mr. Carter then requested the Board of Selectmen approve road names for his subdivision. The names were North Ridge Road and South Ridge Road. Bruce Edwards expressed concern that the 911 Emergency management system might have problems with the names because of the close proximity of similar roads in Newbury. He will investigate and respond to Mr. Carter.

Bob Stewart Jr., met with Selectmen regarding the building on a Class VI portion of Day Pond Road. Selectmen will forward the building permit to the Building Inspector, but indicated their policy is to only allow development of the next parcel adjacent to development on a Class VI Road. The parcel in question is removed by two parcels.

Nancy Hibbard met with Selectmen to present the Bradford Community Corporation's plan for approval of the use of grant funds held by the BCC for the removal of the garage on the Marshall property. The BCC will allocate \$7500.00 and requested the Selectmen provide them with a letter acknowledging their plans for the development of the property. Selectmen agreed.

Chief James Kirby presented Douglas Trottier to the Selectmen as the new full time officer for the Town of Bradford. Selectmen welcomed Mr. Trottier.

Selectmen recognized Steve Lucier, highway employee, for attaining the training award of Road Scholar I offered through the Technology Transfer Center of the University of NH.

Selectmen accepted the resignation of George Morse from the Revolving Loan Committee with regrets.

Selectmen signed a letter extending the contract completion date of the Fairgrounds Road Bridge to November 15, due to weather delays.

Selectmen signed cemetery deeds.

Planning Board's approval for Mr. and Mrs. Rivers to build on a class VI road portion of Alder Plains Road was read to the record.

Selectmen discussed the proposal from Provan and Lorber to survey the Transfer Station property to comply with the Permit by Notification issued by the Department of Environmental Services.

*Continued on page 7*

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Continued from page 6

Budget request for the boat launch attendant from the Lake Massasecum Association was read to the record. Selectmen will take under advisement.

Selectmen reviewed budget requests received to date and requested additional information from the Library. Other departments will be contacted and requested to come to the next meeting to answer questions on their budgets.

Highway workers and Richard Moore have requested job reviews with the Selectmen. They will be invited to attend the next Selectmen's meeting.

**November 18.** Terry Lorber and Ted Kopper of Provan and Lorber met with Selectmen regarding drainage plans for the West Main St. intersection. Selectmen reviewed the proposed plans, and decided they do not wish to realign the existing intersection. A meeting will be set for the Road Agent and Road Committee to review the plans with the engineering firm.

Sue Pehrson, Town Clerk/Tax Collector, met with Selectmen to discuss her budget. She requested permission to purchase a computer to replace the tax computer, which appears to be failing. Selectmen approved. Mrs. Pehrson explained the computer support costs and the installation of new town clerk software in December.

Steve Lucier, representing the Lake Massasecum Association, met with Selectmen to discuss the Selectmen's reduction in the milfoil budget for next year. The Selectmen have proposed reducing the Associations request by \$340 dollars to \$5250.

Ann Eldridge and Meg Fearnley met with Selectmen to discuss the Selectmen's reduction in the conservation commission budget. Selectmen have reduced the land acquisition account from \$1000 to \$500 and reduced the miscellaneous line by \$50. The Commission will consider approaching the Town Meeting to reinstate the funds.

Jane and Bill Lucas met with Selectmen to discuss cuts in the Parks and Recreation budget. Selectmen proposed to reduce French's Park by \$250 and events by \$200. After discussion of the erosion problem, the Selectmen reinstated the \$250 dollars in the French's park line item.

Dick Moore met with Selectmen to discuss items in the cemetery budget. He is requesting \$1500 for a wide deck mower. He also requested the consolidation of the grounds work to line items under cemetery for convenience. Selectmen will pass on the requests to the Budget Committee. Mr. Moore also informed Selectmen he does not wish to shovel the roof on the police station. He also mentioned the cold in the front foyer of the town hall and questioned the current heating system. Selectmen agreed that Mr. Moore will not shovel the roof and they will review the heating in the foyer.

Mr. Clark, Mr. Duren, and Mrs. Largy met with Selectmen regarding the intersection at Cheney Hill Road and Center Road. Selectmen indicated the road improvements planned for the Jones Road Bridge and the widening of Center and/or Cheney have placed future plans on hold for the present. They acknowledged speeding problems and indicated the Road Committee will be meeting to review.

### Bradford Board of Selectmen

Bruce Edwards, Chairman  
Peter Fenton • Dave Pickman  
Cheryl Behr, Administrative Assistant

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## Enfield Shaker Singers Holiday Concert

The South Newbury Union Church celebrates the holiday season with a concert by the Enfield Shaker Singers on Sunday, December 7, at 2:00pm. From Enfield Shaker Village, Enfield, NH, the Shaker Singers have entertained audiences throughout New England since 1980. Music director Mary Ann Hagen has devoted many years of research to Shaker music and trains singers to perform in the historical Shaker way.

"We are excited to have the Shaker Singers perform at our church," said Gail Bostic. "Our church will be beautifully decorated and everyone in the area is invited to come and celebrate this special occasion."

The Shakers lived a monastic life in many small rural towns through New England as well as New York, Kentucky, and as far south as Georgia. An important part of their lives was music. For centuries, singing and dancing were the main ingredients in their church service. People within the villages wrote thousands of songs expressing love and joy. The Elders in each village dutifully recorded Shaker history; thus, the songs could be performed for generations. The Enfield Shaker Singers will perform songs relating to the holidays and give an insight to Shaker life.

As a gift to the community, admission to the holiday concert is free and open to the public. Donations, gratefully accepted, will go towards community programs such as this. Free coffee and refreshments will be served following the concert at the Friendship House (next door to the church). For more information, call 938-2064.



## Real Estate Hints:

### Hot Remodeling Trends

by Laura Hallaban

In past articles, I have mentioned the boom in the remodeling industry since September 11<sup>th</sup>, in part due to our desire to nest and to make our one refuge a place we want to come home to each night. It also stems from the reality that with housing prices rising in many parts of the country, it is often less expensive to remodel than to find or build a new home. According to the American Society of Interior Designers (ASID), this industry has never been hotter and you won't believe what people are doing, even those on a budget! For example:

Have you heard of his-and-her kitchens? This is the ultimate—with a man's kitchen featuring items like a brick oven complete with real fire. It is supposed to be a room where you can cook and smoke a cigar at the same time! Kitchens themselves are expanding, from a place to prepare meals to a focal point of the home. You can find huge islands, fireplaces, computer desks, and seating areas in many remodels. Stainless steel appliances are in, along with freestanding furniture, maple and hickory cabinets, and farmhouse sinks and Victorian faucets.

In the bathroom, how about replacing your shower head with an oversized "rain" shower head, or adding a body spray, steam shower, and heated tile floors? Stained concrete is popular in baths for flooring, showers, and countertops. Spa-like tubs are big, and you can even have a jacuzzi with a 42-inch flat screen TV built in! Finally, many men are adding in a urinal—so you no longer have to worry about putting the seat down.

Would you like to have a state-of-the-art laundry room? For about \$5,000 you can buy a suite of products such as an ironing station, spa jetted sink, drying cabinet, fabric care system and personal valet clothes revitalizing system. Other specialty rooms include wine cellars, media rooms, meditation rooms, personal beauty salons, and, my favorite, the pet suite. It includes an automatic pet feeder, doggie door, pet drinking fountain, and even a shower! Indoor pools are also big right now.

Other trends include four-car garages for all the toys, sleek solar powered systems that can run an entire house, high-end wood paneling, shag carpet in neutral colors, comfort colors on walls, floors, and countertops and environmentally-friendly linoleum with wonderful color and pattern choices.

While some home improvements can be recouped when you go to sell the property, many of these over-the-top trends are meant to be enjoyed by the homeowner and not as a way to make money down the road when you go to sell.

Happy Holidays!

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# Planning Board Notes

The continuation of the Public Hearing for the 22-lot Solitude Ridge Subdivision was held at the November 11 meeting of the Planning Board. The applicant presented a letter extending, for an additional 35 days, the time period for the Board to reach a decision. Discussion focused on the reports by the consultants, Provan and Lorber and Central New Hampshire Regional Planning Commission, and responses received from the applicant. The Board will look for further comments from the consultants before determining if there are any outstanding technical issues that must be addressed.

Two non-technical issues relating to Solitude Ridge—a “statement of suitability” and a “conditional use permit”—were discussed and set aside. These provisions have not been invoked in the past and no procedures are in place to carry them out. On advice of Town Counsel, the Board will review its regulations at a later date and set up the necessary procedures to ensure that these, and any other pertinent requirements, are in place for future applications.

Members of the Conservation Commission questioned continued activity being carried out at the site beyond the “restoration work” required by the Administrative Order issued by DES. Chairman Bob Foor agreed to look into the matter. He also said the Board will await further comments from the state as DES reviews applications for required wetlands and septic permits. The hearing was continued to December 9.

An additional public hearing was held regarding the three-lot Siarto Subdivision on Fairgrounds Road. A condition of the Board’s approval in September was agreement from the Fire Department that safety vehicles could use the bridge for access. Bob Foor read a letter from Fire Chief Mark Goldberg outlining the Department’s reasons for not approving the bridge: it does not meet standards for rural subdivision roads, the bridge is logistically impossible to negotiate, and only town ownership of the bridge would ensure its safety in the long term.

Chief Goldberg and other members of the Department were at the meeting to continue the discussion. The Board explained that the road and bridge were existent before the subdivision was proposed and that the standards used were those in the Street Plat regulations that provide for development where houses are already located on private roads. Chief Goldberg reiterated that the configuration of the roadway leading to the bridge made it impossible to drive the larger fire trucks over, especially in bad weather. He did say that smaller trucks could be used and hoses could be extended across the brook as far as possible.

Town Counsel advised that there were no grounds for the Board to withhold approval of the Siarto Subdivision and that the Fire Department’s concerns would have to be dealt with separately. After much discussion, the Board left the condition of Fire Department approval in place, but added that “with respect to the Fire Department’s concerns, the following statement will be placed in the deeds of the individual lots: Town fire protection will be consistent with property access by existing private road approved through the Street Plat process. New construction would be subject to sprinkler requirements.”

In other business, the corrected mylar for the Battles two-lot subdivision on Rowe Mountain Road was submitted, reviewed, and signed for filing. An application was accepted for a two-lot subdivision on Day Pond Road for property owned by Elizabeth Bouley. A copy of the plat will be sent to the Police and Fire Chiefs for their review and the public hearing will continue on December 9.

—Marcia Keller



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3:00 to 6:00pm

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# Bradford Area Community Center

## December Calendar

### MONDAY, DECEMBER 1

Junior Girl Scouts, 6:00–7:30pm

### TUESDAY, DECEMBER 2

Fuel Assistance, 9:00am–noon. Call Laura Hall at 456-2207 for appointment.

Brownies, 3:00–4:30pm

### SATURDAY, DECEMBER 13

Senior Council Christmas Party (pot luck lunch), 1:00–3:00pm

### MONDAY, DECEMBER 15

Junior Girl Scouts, 6:00–7:30pm

### TUESDAY, DECEMBER 16

Fuel Assistance, 9:00am–noon. Call Laura Hall at 456-2207 for appointment.

Brownies, 3:00–4:30pm

### THURSDAY, DECEMBER 18

Blood Pressure & Foot Clinic, 11:00pm–12:30pm, Free

### FRIDAY, DECEMBER 19

Computer Tutoring, 10:00am. (Call Bev Leo at 938-2996 for information)

### MONDAY, DECEMBER 29

Junior Girl Scouts, 6:00–7:30pm

## BACC Ongoing Activities

Bridge Group, Mondays, 1:00–4:00pm, Community Room

Senior Center Luncheon, Mondays, Tuesdays and Thursdays, noon

Yoga Class, Tuesdays, 6:00–7:15pm, Community Room

Yoga Class (Not Advanced), Wednesdays, 9:30–10:45am, Community Room. Call Fran at 456-3099 to register.

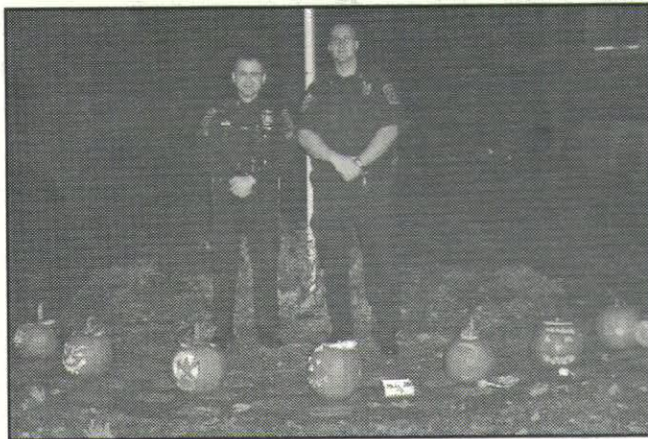
## Program Information

For general information or to schedule an activity call Director Jarna Perkins at 938-6228. There is available time and space to accommodate all age groups, organizations or activities at the BACC.

For details or questions regarding Meals on Wheels, CAP Transportation, or Senior Programs call Senior Center Program Director, Sandi Bandieri at 938-2104.

For Kearsarge Area Pre-School information, contact Heather Cooper at 938-2668.

### Halloween Party at the Community Center



Above, Officers Erin Sparks and John Ciavola served as pumpkin judges for the BACC Halloween celebration.



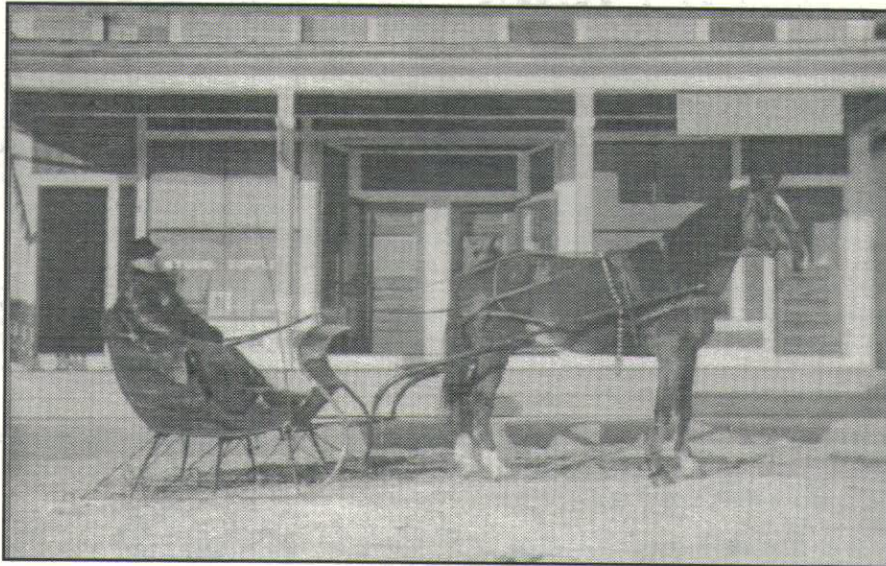
Left, Matthew, Mary-Margaret, and Marissa Pickman pose with the Witch of Bradford, BACC Director Jarna Perkins.



Margaret Raymond shows off a picture she painted at this year's final "Paint a Picture in a Day" workshop. Parks & Rec will sponsor the popular program again in the Spring at the BACC.

# Then...

by Milly Kittredge



Not Santa in his sleigh, but Willis Bailey, town insurance agent and funeral director. Photo by Jimmy Johnson, whose studio is behind in the Marshall Block in downtown Bradford, taken before 1918.

Bob Shevett, Master of St. Peter's Lodge, F. & A.M. of Bradford, presents a check to Jim Powell of the Bradford Rescue Squad. The check represented proceeds from a recent spaghetti dinner at the lodge to benefit the Rescue Squad plus a contribution from N.A. Grand Lodge, F. & A.M. under their matching funds program.



Bob Shevett also presented a check on behalf of St. Peter's Lodge, F. & A.M. for the Bradford Food Pantry to Rev. Lynne Hubble, pastor of the First Baptist Church. N.A. Grand Lodge, F. & A.M. added to the contribution under their matching funds grant. The money was used to support the recent Thanksgiving Basket Program for needy persons and families in the Bradford area.



## Library Lantern by Meg Fearnley

Please join us at the Library for a Children's Holiday Story Time at 4:00pm, Saturday, December 6 followed by a visit with Santa at 4:15 and the Tree Lighting with Caroling at 5:00pm.

The Library will be open all regular hours in December, but will be closed on Wednesday, December 24.

Our next book-to-movie discussion will be on Rudyard Kipling's short story "The Man Who Would be King." How did they make a full-length feature film out of a short story? Does this story have any relevance today? Copies of the story will be available the second week in December. We will show the movie on Friday, January 9 at 7:00pm, followed by discussion. You don't have to read the book to come see the movie.

A whole stack of new books came in last week, here's an example of some new titles:

For adults:

- Last Car to Elysian Fields* by James Lee Burke
- The Big Bad Wolf* by James Patterson
- The Murder Room* by P. D. James
- Dark Tide: The Great Boston Molasses Flood of 1919* by Stephen Puleo
- These United States: Original Essays* (the New Hampshire essay is by Donald Hall)

For children:

- Vote* by Eileen Christelow
- The Snowflake* by Neil Waldman
- The True-or-false Book of Dogs* by Patricia Lauber
- The Dot* by Peter H. Reynolds

### LIBRARY HOURS:

Monday, 10:00am-8:00pm  
 Wednesday, 10:00am-7:00pm  
 Saturday, 10:00am-3:00pm

Story Time Wednesdays 10:30

Telephone: 938-5562

email: brownml@conknet.com

### Bradford Bridge January Deadlines

Display ads	December 20
Classified ads	December 23
Articles	December 20

## Soo-Nipi Audubon Chapter News

Join birder Bob Quinn at the Soo-Nipi Audubon Chapter meeting on Friday, December 12, 7:30pm at St. Andrews Episcopal Church, Gould Road, New London for a slide program on the "Lower Rio Grande River." This program is open to the public and refreshments will be served. For details please call John Robie at 938-2057.

The Soo-Nipi Audubon Chapter will participate in its 13<sup>th</sup> annual Christmas Bird Count in cooperation with the National Audubon Society on Saturday, December 13. Our local designated area is identified as the Lake Sunapee Count Circle and includes those towns within a seven to eight mile radius of Lake Sunapee. To volunteer, call coordinator Gary Stansfield at 863-8737 for information and route assignments. Some participants may choose to only identify and count birds at their backyard feeders. Supper and tally will follow at 5:00pm.

—Phyllis H. Curtiss



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## First Baptist Church News

From Lynne E. Hubley



**Advent Craft Day:** On Saturday, December 6 from 10:00-11:30am, children of all ages are invited to come to the church and make an assortment of Christmas crafts from candles, swags, and jewelry to lifesaver dolls and door decorations. There will also be cookie decorating and refreshments will be served. The cost is free. Children take home everything they make.

**Ham & Bean Supper:** The House Committee will host our annual Ham & Bean Supper on Saturday, December 6 at 5:30pm, immediately following the Christmas Tree lighting at the library. The cost for adults is \$6.00. Ages 4-12 eat for \$4.00 and children under 3 eat for free.

**Kids Kwire:** Our children will rehearse with our music director on Sunday mornings at 9:30am during the month of December. They will be singing at our Christmas Sunday worship service on December 21.

**American Baptist Women's Ministry:** On Wednesday, December 10 from 4:00-5:00pm, the ABWM are invited to attend a Christmas Tea in celebration of peace. The theme will be angels. There will be a holiday fashion show with guest participation. This is open to women and little girls.

**Christmas Caroling:** On Sunday, December 14 at 4:30pm, we will meet at the church and enjoy a bowl of hearty soup and then go Christmas caroling. We will then return to the church and enjoy some Wassail.

**Youth Group:** Youth who are in grades 5-8 are invited to come to the church on Thursday, December 18 from 6:30-8:00pm. We will help put together the fruits and vegetables for the Christmas baskets and then enjoy a birthday party for Jesus. We will have a birthday cake and have some discussion about what intangible gifts we might give Jesus for His birthday.

**Christmas Baskets:** The Food Pantry will distribute the Christmas food baskets and the Toys for Tots gifts on Saturday, December 20 from 10:00am-noon.

**Christmas Sunday Worship Service:** On Sunday, December 21 at 10:00am we will have our Christmas worship service which will include the Kids Kwire singing and a program entitled "Saint Nicholas."

**Christmas Eve Candlelight Service:** Our Christmas Eve service is Wednesday, December 24 at 7:00pm. There will be lots of singing, lighting the Christ Candle, and a contemporary skit called "Ready to Receive" combined with a Living Nativity. The message for the evening will be "Empty Arms." We will conclude the service with candles and singing the familiar Christmas Carols.

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## BWC Update

The Bradford Women's Club (BWC) wishes everyone a happy holiday season. The lights have been put on the tree at the library as a joint venture between the BWC and Brown Memorial Library. Activities for children at the library (78 West Main Street) on Saturday, December 6 will include a story time at 4:00pm followed by a visit with Santa at 4:15pm and the tree lighting and caroling at 5:00pm.

Thanks to all the members of the BWC who are working hard to put the craft fair together. There will be no general membership meeting in December. The executive meeting will be Tuesday, December 9, 9:30am at the Bradford Area Community Center.

—Barbara Vannata, President



## KRES at Bradford Offers Parent Workshops

KRES at Bradford is offering several Parent Workshops this school year to keep parents informed. The workshops are offered Tuesdays from 8:45–9:45am. Muffins, donuts, and coffee are provided. These workshops are free and open to the public and may be attended on a drop-in basis. No pre-registration is required. Please join us!

**Tuesday, December 9th:** Do your kids listen to you? Learn some simple strategies that will help your days run smoother with Cathy Mayne.

**Tuesday, December 16th:** Helping your child with mathematics homework with Betty Erickson.

**Tuesday, Jan. 13th:** Want to be a volunteer? Tips on how to be a terrific volunteer plus cooperative learning and choice theory with Scott Bouranis, Peg Lyon, Mary Keegan-Dayton.

**Tuesday, Jan. 27th:** Helping your child with Reading and Writing with Kathy McKenna.

## Rural Heritage Connection

Bradford's nascent land and historical preservation group has decided on a name for itself—the "Rural Heritage Connection." The moniker is intended to reflect the goal of connecting fundraising and funding sources with land and historic preservation projects. Ideally this effort will help protect properties that have been identified as having important historical, cultural, and/or environmental value to the Town of Bradford. The current and future Master Plan, trail maps, information gathered by the Cornerstone Project, and input from the Historical Society and the Conservation Commission will provide background resources.

Education will also play an important part. Information will be disseminated on the possible tax advantages to landowners and the tax benefits to the Town as a whole in keeping a larger percentage of "low service-needs" open space intact.

The next meeting will be held on December 8, the second Monday of the month, at 7:00pm at the Bradford Area Community Center. All are welcomed and encouraged to attend. The meetings are short and sometimes we remember to bring Oreos.

## THANK YOU!!

Matt and Julie Cox have repaired their roof and can now rest assured that it will still be there come Spring. Heartfelt thanks go out to the following individuals and businesses:

Deborah Bede  
Bradford Excavating—Paul Gross and  
Bruce Rubchinuk  
Chief Mike Cosetta  
Country Houses Real Estate/Bradford—  
Laura Hallahan

Randy and Tina Desfosses  
Lumber Barn—Doug Webb and Steve  
Pitman  
Jim and Linda Powell  
Bryan and Kim Wyatt

From the "secret" recipe files of



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**Thistle & Shamrock Inn**

### CHESTNUT AND RAISIN STUFFING

6 c. white bread, cubed  
6 T. butter  
½ c. celery, finely diced  
½ c. onion, finely diced  
2 c. chestnuts, peeled, coarsely chopped  
1 c. raisin plumped in ¼ c. brandy  
Chicken broth, as needed  
Salt and pepper

The bread should be slightly dry. If not you can toast it lightly in a 300°F oven for 10–12 minutes.

Melt the butter in a skillet and sauté the onions and celery until tender. Add the chestnuts and sauté for two minutes and then add the raisins and cook for a minute to evaporate the brandy.

Add the chestnut mixture to the bread and toss to combine. If necessary, moisten with chicken broth and season.

Put into a buttered glass baking pan and bake at 400°F for 45–50 min.

Cool. Makes about 8 cups. Enjoy!

(If anyone has a question about, or problem with, any of my recipes, please feel free to call the Inn for assistance. JRH)



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## New Bradford Phone Lists Available

The Bradford Area Community Center (BACC) Governance Board has prepared a new Bradford 938 phone list. The list will be available for \$5.00 at: Bradford Area Community Center's office, Bowie's Market, and Dodge's Store.

Proceeds benefit the BACC's community activities. The revised format features emergency numbers and Bradford town office hours. Businesses are highlighted. Containing all the 938 prefix numbers, it is an asset for everyone in the community and particularly for newcomers.

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*Phyllis Wilcox, Chair, BACC*

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*SOLITUDE RIDGE* Continued from page 1

have not been submitted.

After further discussion, at the request of the applicant and some Planning Board members, it was decided to accept the application as complete. This started the two-month period for the application to be evaluated and a decision made. Bob Stewart "understood that time would be needed and that the 65 day mark was unrealistic." The applicant can request monthly extensions. The application package was then submitted to Provan and Lorber, Inc., to review the roadway itself. A package was also sent to CNHRPC to review the proposal with respect to state and local regulations.

These reviews were received shortly before the September Planning Board meeting. Because of the timing and the extent of the comments from CNHRPC, Bob Stewart, Jr., "asked that they have the opportunity to attend to the issues before the public has the opportunity to question them." If communication had begun in May, these issues would already have been resolved.

Specific discussion of the CNHRPC concerns occurred at the October meeting. The shortcomings of the application included the lack of a statement of suitability of the site for development, failure to obtain conditional use permits for the original road construction, and no indication of setbacks from the wetlands delineated on the drawings. Stewart and Carter have objected to these requirements as prejudicial, because they have never been mandatory in any earlier subdivision application. These objections were made later that month in letters from the applicant to the CNHRPC and Selectmen. In addition, regardless of previous comments about understanding the time needed for the review, the request was made for a decision "without further delays." (Letter from Mike Carter to Town of Bradford, Office of Selectmen, Oct. 31, 2003.)

The November meeting resulted in the Planning Board essentially agreeing that none of the technical failings noted above would be enforced, based on advice from Town Counsel. The Board would, however, immediately work to put in place the processes for a Conditional Use permit. They have also been working on a revision to the Wetlands Ordinance which will correct the enforcement concerns with the existing ordinance. Mr. Stewart presented revised drawings that addressed all of the concerns of Provan and Lorber along with some of the problems raised by CNHRPC. In addition to several minor drafting issues, these included the narrow proportions of several lots and a number of sewer concerns. These were sent out for final review, the results of which will be presented at the next meeting on December 9<sup>th</sup>.

The essence of this story is the conversion of land to an apparent subdivision prior to review by town planners or public. This means reviewing wetlands impact and road placement after the fact. How and when should existing regulations be enforced? Are new regulations needed? If you have constructive suggestions on this issue, let the Planning Board know. If you can't attend the meeting, write to the Planning Board care of the Bradford Town Hall. With so much of the discussion involving issues of "fairness" and regulations, the Planning Board has not had the opportunity to evaluate the proposed plan for its merits or its effects on the town as a whole.

—Bill Glennie

*The author serves on the Zoning Board of Adjustments and as one of Bradford's town representatives to the CNHRPC.*

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# Outside

by Ann Eldridge

I think I'd been in town nearly five years before I pulled over and took a walk down to the West Branch to see the "Bradford Pines". A friend and I went to see them again recently. The sign on the south side of Rt. 103 announcing their presence is in itself remarkable. It was painted by hand. The wooden sign seems to have lasted now more than twenty years. Today the inscription should read, "At the time of the Revolution 223 years ago these pines were small seedlings." The heading on the board exclaims "New Hampshire's Large White Pines". The implication that these are the only large white pines in New Hampshire is very nearly true. There are small groves of big pine in Livermore, Hanover, Durham and a very few other places.

The sign goes on to say that these are "virgin pines." I leave you to speculate on what a non-virgin tree might be. These ten or twelve remaining trees at more than 100 feet in height have just reached middle age and are quite familiar with the rites of pollination at least. A white pine left to grow could reach well over 200 feet tall and 400 years of age. That is twice the size and age of the Bradford Pines which, if you haven't seen them yet, are very big trees.

The white pine is a commonplace tree now but this was not always so. Pines grow faster and half again as tall as hardwoods and they need the sun to germinate and thrive. This resulted in white pine settling along the bigger rivers where the banks provided some openings for the lightweight seeds and the valleys provided protection from the wind. The European colonists were justifiably amazed at the size of these riparian pines and, of course, proceeded to cut them down with great speed, or as much speed as you can get without a chainsaw and a skidder. Special ships were built to haul 100-foot long, 3-4 foot diameter logs back to merry old England to be used as ship masts. As the more easily accessible trees became scarce, the King decreed in 1688 that all pine over 24" at the base were property of the Admiralty and were to be marked with the symbol of an arrow. For a short time, at least, the settlers may have heeded this edict as it is said that if you study early colonial houses you will find pine flooring of 22" and 23" but not 24". Quite quickly every full-grown pine in the northeast was gone. (One 200+ foot pine still lives in the Great Smokey Mountains.)

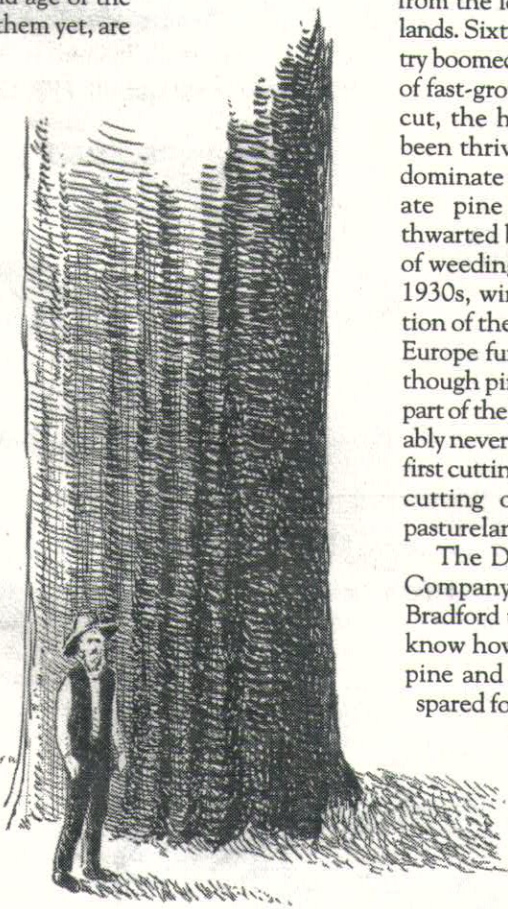
In 1927, Harvard University was given 20 acres of old growth timber on Mount Pisgah near Winchester, New Hampshire. White pine and hemlock were common trees on this tract, the pine reaching 150' in height. The average board foot of lumber here was 33,000 feet per acre, or about ten times the estimated average board feet per acre of today's northern woodlands. And this was only the average. An acre of white pine in this forest could yield an incredible 85,000 board feet. All but a few acres of this tract were leveled in the hurricane of 1938.

When sheep farming became the predominant industry in New England in the first half of the eighteen hundreds, due to the import of merino sheep and stiff tariffs on imported woolens, forests of any size became scarce. (Hence the appearance of the stonewall over the split rail.) The sheep industry was in decline by the mid-1800s and folks moved west or to the cities leaving behind their pastures, abandoned pasture that was perfect for the sun-loving white pine. Thus pine moved

from the lowland river sites to the uplands. Sixty years later the timber industry boomed again on this second growth of fast-growing pine. Once these were cut, the hardwood saplings that had been thriving in their shade began to dominate again. Attempts to regenerate pine forests for timber were thwarted by the painstaking necessity of weeding out the hardwoods. In the 1930s, windstorms and the introduction of the white pine blister rust from Europe further dampened efforts. Although pine will remain an important part of the logging industry, it will probably never attain the importance of that first cutting of old growth timber or the cutting of second growth on old pastureland.

The Davis and Symonds Lumber Company gave this five-acre site in Bradford to the state in 1951. I don't know how it came to pass that these pine and hemlock in Bradford were spared for so long but I'm glad someone had the foresight to leave us a little hindsight into the forest as it once was.

*This article originally appeared in the December 1999 issue of the Bradford Bridge.*



FROM A 1915 PHOTO  
OF A MATURE WHITE PINE



# December Calendar

## MONDAY, DECEMBER 1

Cemetery Commission, Town Hall, 10:00am  
Library Trustees, BML, 7:00pm

## TUESDAY, DECEMBER 2

Selectmen, Town Hall, 5:00pm  
Zoning Board of Adjustment, Town Hall, 7:00pm  
Kearsarge Area Preschool Board Meeting, BACC, 7:00pm

## SATURDAY, DECEMBER 6

Holiday Story Time at the Library, BML, 4:00pm  
A Visit with Santa, sponsored by the Bradford Women's Club, BML, 4:15-5:00pm  
Tree Lighting and Caroling, BML lawn, 5:00pm  
Ham & Bean Supper, First Baptist Church, 5:30pm

## SUNDAY, DECEMBER 7

BBA Annual Christmas Social, Candlelite Inn, 1:00-4:00pm

## MONDAY, DECEMBER 8

Rural Heritage Connection, BACC, 7:00pm

## TUESDAY, DECEMBER 9

Bradford Women's Club Board Meeting, BACC, 9:30am  
Planning Board, Town Hall, 7:00pm

## THURSDAY, DECEMBER 11

Bradford Area Community Center Governance Board Meeting, BACC, 5:30pm  
Bradford Economic Opportunities Committee, BACC, 7:00pm

## FRIDAY, DECEMBER 12

Bradford Community Corporation Meeting, BACC, 7:00am

## SATURDAY, DECEMBER 13

Senior Council Christmas Party, BACC, 1:00-3:00pm

## SUNDAY, DECEMBER 14

Historic Homes & Inns Tour, tickets and maps available at Candlelite Inn or Thistle & Shamrock Inn, \$7.50, proceeds to benefit Town scholarship fund, 3:00-6:00pm

## TUESDAY, DECEMBER 16

Selectmen, Town Hall, 7:00pm  
Conservation Commission, Town Hall, 7:30pm

## SATURDAY, DECEMBER 20

A visit with Santa at the Post Office, 10:30-11:30am

## MONDAY, DECEMBER 22

BBA annual decorating contest will be judged

## TUESDAY, DECEMBER 23

Planning Board, Town Hall, 7:00pm

Children's Story Hour, Wednesdays at Brown Memorial Library, 10:30am

Bradford Historical Society, Old Post Office, open most Saturdays from 1:30-3:00pm or by appointment, call 938-5386



# Classifieds

**CHRISTMAS TREES.** Pick and cut your own Christmas tree at Between the Mountains Farm. Pay by the honor system; \$15.00 takes any tree. Come anytime. For information call: 938-5482.

**FREE.** Whirlpool heavy duty 2-speed 5-cycle washer and Frigidaire electric dryer. Call 938-2820.

**FOR SALE.** Nice artificial green 6ft Christmas tree used a couple times only, \$12. Twin beds, set of Lovely Cannonball style, excellent condition, mattresses/box springs included, \$425. End table set, \$10. 938-2944

To place a FREE classified ad of 40 words or less: please call Carey Rodd at 938-2692 or e-mail [bradfordbridge@mcttelecom.com](mailto:bradfordbridge@mcttelecom.com).

## Emergency Numbers

EMERGENCY FIRE, POLICE & RESCUE  
TELEPHONE 911

Police non-emergency number 938-2522

## Town Clerk and Tax Collector's Office

OFFICE HOURS:

Monday: Noon-7:00pm  
Tuesday: 7:00-11:30am, 12:30-5:00pm  
Friday: 8:00am-12:00noon, 1:00-5:00pm

TELEPHONE: 938-2288, 938-2094

## Transfer Station Hours

Wednesday, Saturday, & Sunday  
10:00am-5:00pm

To list events for the January Calendar, please call Beth Rodd at 938-2692 or e-mail [bradfordbridge@mcttelecom.com](mailto:bradfordbridge@mcttelecom.com) before December 20.