

# THE Bradford Bridge

COMMUNITY NEWS FOR NEIGHBORS BY NEIGHBORS

Volume 17, Number 6; Issue 190

June 2007

## Planning Board Notes

**Note:** Following the vote taken at the 2007 Town Meeting, the Planning Board now requires that anyone considering either a subdivision or a site plan enters into a preliminary discussion with the Board before beginning the application process. This provides an opportunity for both parties to review the regulations and see whether there are any major concerns before time and money is invested in a proposal. No detailed plans are necessary and no binding decisions are made either by the applicant or the Board.

Matt Monahan, the circuit rider planner from Central New Hampshire Regional Planning Commission (CNHRPC), is available for questions and consultation each Wednesday from 10 AM – 2 PM at the Town Hall.

Recent approvals by the Planning Board include a Boundary Adjustments for property owned by Constance Dayton on Center Road, Allen Clark on Cheney Hill Road, and Bruce Edwards for a small parcel on Pleasant Valley Road.

Two applications are currently under review. The Hill & Dale gravel pit on Pleasant Valley Road has received a Special Exception from the Zoning Board of Adjustment to expand its operation and the Planning Board is reviewing the Site Plan application to determine if it is complete. The public hearing has been continued to June 12.

The Site Plan from Kevin Allen to develop three business units on Route 103 was determined to be a Development of Regional Impact with the potential impact on the Warner River. The Town of Warner will be notified as an abutter and the hearing is continued until June 12.

Preliminary discussions were held with Jane Lucas concerning a possible subdivision of land on Old Mountain Road (a class VI road) and with Maureen Cronin on her plan for a residential care facility at her home on Melvin Mills Loop Road.

Gravel pits have been discussed at several Planning Board work sessions and the Board anticipates hearing from Mary Pinkham-Langer at an upcoming meeting. Bradford's gravel pit regulations will be rewritten based on her input and advice from CNHRPC.

*Complete minutes of Planning Board meetings are available within 144 hours of the meetings at the Town Hall.*

## Meet Your Neighbor

Susie Janicki landed in NH in October of 1979, after a cross-country camping trip that started in Santa Cruz, CA where she then lived and worked as an auto mechanic and freelance photographer. "I'm still trying to



Susie and her mother Joan, 2005

figure out which is more abhorrent to New Hampshireites," she said, "to be perceived as coming from California or from Massachusetts."

Susie grew up mostly in Massachusetts and summered on Webster Lake in Franklin almost every year throughout her childhood. She attended Emerson College on a full scholarship for theatre, switching to creative writing and journalism because, as she puts it, "I'm a realist." After college she joined the Army National Guard. She said, "It was

*continued on page 4*

# The Bradford Bridge



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### VOLUNTEER STAFF:

Dorothy & Gerry Monigan,  
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Beth Rodd, Ad Representative

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### Subscription Information

to conveniently receive The Bridge by mail, please send a \$18 check to cover mailing costs to the above address.

### Advertising

The Bradford Bridge is a free community newspaper supported by advertisers. To place an ad, call Beth Rodd at 938-2692. Ad deadline is the 15th 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. We reserve the right to edit submissions.

## From The Editor's Desk

From the Editors

I'm afraid this is our swan song, short though this time was. First, I have to come clean: Gerry and I were never Co-Editors. I volunteered our services at exactly the time that he took a new position at the Wall St. Journal in New Jersey (after the Argus Champion didn't work out). So, I decided to see if I could do the editing on my own since then, which I've been doing; I must say, it's been one of the most gratifying experiences of my life. Being involved with The Bradford Bridge has enabled me to meet so many of the good people of this town in a short time - something I might not have been able to do for a few years under normal circumstances. I've grown to love Bradford and its wonderful inhabitants.

When Gerry took the Wall St. Journal position, we decided that, since we both loved it here so much, he would work there during the week and commute back here for weekends. He's been doing that since December; however, after these several months, it's become clear that 12 hours of driving for two days is not a very comfortable way to live. Also, I have some health issues, and in the long run, it would be much better for us to be living together than apart (as independent as I am!).

Therefore, we have rented our beautiful home for six months (with an option to buy after that) to a very nice young attorney and his wife and son and hope that everyone will make them feel as welcome as you all have made Gerry and me feel. We will never forget any of you, nor the wonderful time spent here. Thanks for making us so rich.

Dorothy & Gerry Monigan

Save **July 20 & 21** for the  
Lettvin Concerts  
in the historic Center  
Meetinghouse.  
7:30 PM

*The Meetinghouse has open dates during the summer for other occasions such as weddings, music events, christenings.*

*For information, call 938-2692*

### Subscription Increase

To cover the cost of postage increase, the new subscription price has to be increased to \$18 per year. We regret the inconvenience.



Volunteers from area churches participated in a May 6 CROP walk that raised funds for local hunger fighting agencies. For more information on CROP events, contact Fred Hubley at 938-5521

## Area Happenings

The **Kearsarge Area Rocket Society (KARS)** will be holding a model rocket launch on **JUNE 9th** from 1PM to 4PM. The rocket launch will be in Warner, NH. All are welcome to participate or spectate. There is no charge. For directions and any other details, please call Mike Bellino at 938-5129 or visit [www.KARSNH.org](http://www.KARSNH.org) on the web

Saturday, June 16, **Shaw Brothers** in Concert at S. Sutton's Old Meeting House, refreshments/doors open 7:00pm; show time 7:30pm. Reservations 526-6643 or 938-5448.

**Warner Food Cooperative** needs new members. There is no cost. Call Nancy at 456-3661 or Kate at 456-2911 for more info and to sign up. There is still time for the June delivery. See our web page at [www.coop.warner.nh.us](http://www.coop.warner.nh.us) or email at [members@coop.warner.nh.us](mailto:members@coop.warner.nh.us)

Kate Dobrowski ([greenhill@iamnow.net](mailto:greenhill@iamnow.net)) Warner Food Co-op 603-456-2911

### Contemporary Visions:

Selections from the Juried Regional of 2006, an exhibit featuring paintings, prints, drawings, and photographs by Terry Downs, Georgina Forbes, Michael Heffernan, & Audrey V. Sylvester, Library Arts Center Gallery & Studio, 58 N. Main St., Newport, NH. LAC is behind Richards Library off the Newport Common. **OPENING RECEPTION: FRIDAY, JUNE 1, 5 - 7 PM. FREE.**

ALL welcome- bring your friends and neighbors.

EXHIBIT CONTINUES THRU JULY 7, 2007, Tuesday thru Saturday, 11 am - 4 pm.

## Women's Club News

The BWC ended their successful bulb sale. Thanks to all for your support. Our Annual BWC Dinner was held and a good time was had by all. A granite bench has been installed at Bicentennial Park so stop by, sit awhile and enjoy the beautiful flowers. Don't forget to get your money in for the Bradford Town Wide Yard Sale/Flea Market on June 23 with a rain date June 24. The yard sale is open to all Bradford residents and the flea market is open to anyone (does not have to be a resident) interested in selling. Prices will be \$5 to be put on the Bradford map, \$15 for a flea market space and \$1 for each map that will be available at the flea market. Please send the info and money to BWC, PO Box 292, Bradford, NH 03221. Call 938-5951 if you have any questions.



We welcome your questions. Come and discover a small town business located at 107 East Main St. in Bradford.

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Neighbor - continued from page 1

the only school of photography I could afford."

She had never been called a 'flatlander' until she arrived in Bradford. In the mid 80s, two of her friends bought the Bradford Junction and asked her to help out weekends. "Those were some fun times at the Junction. I never stayed in one place long enough to know what a real community was like—this one sure was interesting," she said.

Many of you may know Susie as the "Smart Woman." In April 1988 she bought a Farmers Home house from Lonnie and Alice Harris and started a graphic design business called SmartWoman & Co. Her goal was to help small and local businesses upgrade their printed materials without charging advertising agency rates. Susie said, "I would see a business with a fabulous logo or sign, but their menu or brochure was typewritten or otherwise unprofessional. When I asked questions, I'd hear a story that the business owner blew the budget on their logo design and had no money left over for other materials. I knew I could help." Local logos she's

done include The Rosewood Country Inn, Happy Travels, Splitrock Stoneworks, Kenyon HVAC and Village Greenhouse Florist, to name a few.

Susie's experience as the Editor of WomenWise, the Concord Feminist Health Center's health publication, Public Relations Director of the Manchester YWCA and Prepress Manager of the Concord Monitor left her well equipped to take on her next challenge— In July 1997 she bought the Contoocook Valley Advertiser and renamed it The Smart Advertiser. "Having this paper really helps me stay connected to the area it serves," she said. "I talk with so many business owners every month—I can really feel the pulse of the community. I love doing business

locally—it's the number one best thing anyone can do for their town."

Susie's contributions to Bradford include past editor of the Bradford Bridge, Treasurer of the Rural Heritage Connection of Bradford, Inc. and a stint on the Planning Board. "Everyone knows that communities are like families—they have good traits and bad," she quipped, "and after the last couple of town meetings, I'm sure glad I'm an only child!"

For more information about SmartWoman & Co, call Susie at 938-2829 or check out The Smart Advertiser online at [www.thesmartadvertiser.com](http://www.thesmartadvertiser.com)



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# First Baptist Church News

From Lynn E. Hubley

**Youth Group:** Youth who are in grades 5-8 are invited to come to the Fisk House on Wednesday, June 13 from 6:00 pm. - 7:30 pm. They are asked to bring their favorite cd's so we can play "Name that Tune". We will be discussing how music affects their lives and be writing some creative lyrics to their favorite tunes that speak to teenagers. Munchies will be served.

**Men's Fellowship:** Men will meet at the home of Fred Hubley on Wednesday, June 20 at 7:00 p.m. for an evening of pool, refreshments and fellowship.

**Food pantry:** The June distribution date for the pantry is Wednesday, June 20 from 5:30 p.m. - 6:30 p.m. Food can also be obtained at other times by calling the church office at 938-5313.

**Car Hop:** On Saturday, June 23 from 4-7 p.m., we will have a Car Hop in the church parking lot, complete with 50's music. Waiters and waitresses will serve people in their cars —hot dogs, hamburgers and ice cream sundaes.

**Vacation Bible School:** VBS will be held the week of June 25-29 from 6:00 p.m. - 7:30 p.m. each evening. The theme this year is "Avalanch Ranch". As always, there will be great music, skits, bible studies, snacks and creative crafts. All children who are 4 years old and older are welcome to come. There is no charge.

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# Real Estate *by Laura Hallahan*

## The Internet's Rules

As the real estate market continues to change, one thing remains a constant. If you are selling or buying real estate today, the internet is an absolute must. Sellers want to list with a company that offers a strong internet presence and better yet, a high number of daily page views indicating that buyers are finding the company's site and thus the seller's listing. Buyers have the opportunity now to get daily updates on the market so that they don't miss out on any new properties that come on the market that fit their criteria and price range. Real estate agents today also need to be tech savvy and be able to respond quickly to email inquiries and to attach pertinent information requested by potential buyers. Here are some recent statistics compiled by the California Association of Realtors®:

- 86% of home buyers started using the internet as part of their home buying process before they actually started looking at homes and 14% did so after they started looking, meaning 100% of buyers in this survey used the internet.
- 92% of internet buyers found their real estate agent through a web site.
- 70% of consumers said they found the internet to be an important tool in their home-buying and selection process. This is up significantly from 28% back in 2000.
- Internet buyers spend an average of 4.8 weeks researching homes before contacting an agent. This means an internet buyer is

better prepared and knows what he/she wants by the time showings begin, saving everyone time.

- Internet buyers bought a home an average of 2.2 weeks after they started looking, whereas a traditional buyer spends over 7 weeks.
- Internet buyers look at an average of 6.7 homes



whereas traditional buyers look at an average of 15.4 homes, more than twice as many.

- Internet buyers have an approximate distance between their previous residence and new residence of 242 miles, meaning that the internet reaches buyers out of town and out of state better than print advertising which is mostly local. Plus, the internet is available 24/7/365.
- 83% of internet buyers chose email as their favored communication method, important researched category than traditional buyers. 91% felt the process was quick and easy.

- Only 35% of 24 year olds read a daily newspaper, so print ads won't reach the internet generation. Many newspapers now have an online version and ads on those sites are a must.

### Recent Sales in Bradford

- 67 West Main Street, Antique Cape on .14 acres for \$122,800
- 21 East Washington Road, Manufactured Home on 10 acres for \$189,900
- 116 Breezy Hill Road, Ranch on 1.2 acres for \$231,500
- 0 Fairgrounds Road, 15.09 acres of raw land for \$120,000

There are 22 active and 2 pending residential listings, 24 active and 0 pending land listings, 5 active and 0 pending commercial listings and 1 active and 0 pending multi-family listings in Bradford.

**Breezy Hill  
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# Bradford Business Association

As of May, the BBA had 39 members. Phone calls will be going out to members who have not renewed or have not sent their applications back in.

The BBA has \$971.28 in the treasury YTD, the majority of that is earmarked for the Brochure printing and for a donation to the Bradford Scholarship fund.

The Brochure and the website were discussed.

The Business card ads in the upcoming brochure were discussed and the BBA was pleased that most renewing members have an

additional ad in the brochure.

The town flower barrels were discussed, the town will be absorbing the cost of the flowers and adjoining costs to maintain the barrels and the BBA will manage it. The town has budgeted a \$1,000 towards barrel maintenance, Abigail Hayes will be maintaining the barrels and contents.

Marilyn Gordon will send out the meeting minutes to members wishing to receive them by snail mail. Heather Turner will e-mail them out to members wishing minutes by electronic means.

Marilyn Gordon will be sending out postcards for the next meeting which will be on August 29, 2007 at the Candlelite Inn at 4 PM

Ann Lucier has stepped down from the board. Laura Hallahan has graciously volunteered to step in as a 2 year director.

Many thank yous to John & Kim Mock for the recent highway pickup. The roadsides look terrific.

The 2007 Slate of Officers was voted on and passed:

President—Steve Pitman (Lumber Barn)

Vice President—Marilyn Gordon (Candlelite Inn)

Secretary—Heather Turner (Forfeng Designs)

Treasurer—Bob Stewart (Stewart Agency Realtors & Insurance)

3 Year Term Director—Jim Richter (Compassion Veterinary)

2 Year Term Director —Laura Hallahan (ERA The Masiello Group)

1 Year Term Director—Marlene Freyler (Marlene's Florist Shoppe)

Thank you!!!

Heather Turner  
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## Library Lantern *by Meg Fearnley*

June is a quiet summer month at the library. We are looking forward to seeing all our summer visitors again.

Our book-to-movie discussion this month on *The Shipping News* by Annie Proulx is Friday, June 1 at 7pm. In July, we will compare the book to the movie *Freedom Writers*. Copies of the book will be available at the library in June. The book discussion will be on Friday, July 6 at 7pm.

June's international movie is a film from Russia. Bring your glasses to read the subtitles because this movie is in Sami (the language of the Lapps), Finnish and Russian! Please come into the library for a list of movie titles in this series.

The library will have another book sale on Saturday, July 7 from 9am until 2pm.

Here are some of the new books added to your library in May:

### For adults

- Tumbling Blocks by Earlene Fowler
- Animal, Vegetable, Miracle by Barbara Kingsolver
- The 6<sup>th</sup> Target by James Patterson
- Suffer the Little Children by Donna Leon
- Simple Genius by David Baldacci
- Cape Wind by Wendy Williams

### For children

- The Falconer's Knot by Mary Hoffman
- Jack Plank Tells Tales by Natalie Babbitt
- The Navigator by Eoin McNamee
- Beach by Elisha Cooper

# Bradford Calendar fo

## Location Key

BACC - Bradford Comm.Ctr.  
 BML - Brown Memorial Library  
 BNSYS - Bradford/Newbury/Sutton Youth Sports  
 KAP - Kearsarge Area Preschool  
 KRES - Bradford Elementary School  
 MVSC - Mountain View Senior Center  
 TH - Bradford Town Hall  
 ZBA - Zoning Board of Adjustment

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by 1" high - \$8  
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 by 3" high - \$24  
 by 10" - \$80

**Ads that are 2 columns wide:**

by 2" high - \$32  
 by 3" high - \$48  
 by 4" high - \$64

**Ads that are 3 columns wide:**

Half-page - \$120  
 Full-page - \$240

SUNDAY	MONDAY	TUESDAY	WEDNESDAY
<p>ASL - American Sign Language - BACC, call 938-6228 for info                      CC - Computer Class - BACC - Call 938-6228 to pre-register                      CWD - Ceramics with Doris - MVSC                      HW - Heron Wind- Raising Teenage Children - BACC                      MVQC - Mtn. View Quilters &amp; Crafters - MVSC 938-2104                      SLE - Strong Living Exercises - MVSC                      YH - Yoga from the Heart for Older Adults - MVSC                      Yoga - BACC, call Fran at 456-3099 for info</p>	<p>3</p> <p>8:45AM SLE                      10 AM CWD                      10-11:30 AM CC Word                      10:30AM YH                      12 noon luncheon MVSC                      1-4 PM Bridge Group BACC                      3- 5 PM Jnr. Girl Scouts BACC                      6-7 PM Tai Chi                      6:30 - 8PM CC Quickbooks</p>	<p>4</p> <p>10 AM MVQC                      10-11:30 AM CC Excel                      12 N. Senior Community Lunch                      3-5 PM Brownies BACC                      6:00 - 7:30 PM Yoga BACC                      6 -7:30 PM HW                      7:30 PM ZBA (time change)                      BNSYS hearing</p>	<p>5</p> <p>3:15 -4:30 PM Scout Troup -I                      3:15 PM Baton                      6:30 PM Park Board Meeting                      7-8 PM ASL</p>
<p>10</p> <p>8:45AM SLE                      10:00 AM -CWD                      10-11:30 AM CC Word                      10:30AM YH                      12 N. Senior Community Lunch                      1-4 PM Bridge Group BACC                      6-7 PM Tai Chi</p>	<p>11</p> <p>8:45AM SLE                      10:00 AM CWD                      10:30AM YH                      12N -Senior Community Bag Lunch and Sudoku MVSC                      1-4 PM Bridge Group BACC                      3-5 PM Jnr. Girl Scouts BACC                      6-7 PM Tai Chi</p>	<p>12</p> <p>10:00 AM - MVQC                      12 Noon Senior lunch                      6-7:30 PM Yoga BACC                      6 -7:30 PM HW</p>	<p>10:30 AM trip to Senior Luncheon MVSC to carpools 2104 to register                      3:15 PM Baton BACC                      3:15 PM Daisy                      7-8 PM ASL</p>
<p>17</p> <p>8:45AM SLE                      10:00 AM CWD                      10:30AM YH                      12N -Senior Community Bag Lunch and Sudoku MVSC                      1-4 PM Bridge Group BACC                      3-5 PM Jnr. Girl Scouts BACC                      6-7 PM Tai Chi</p>	<p>18</p> <p>8:45AM SLE                      10:00 AM CWD                      10:30AM YH                      12N -Senior Community Bag Lunch and Sudoku MVSC                      1-4 PM Bridge Group BACC                      3-5 PM Jnr. Girl Scouts BACC                      6-7 PM Tai Chi</p>	<p>19</p> <p>10AM - MVQC                      10 AM free hearing test by Sound Advice. Appt only Call 938-2104 to reserve                      12 N Senior Community Lunch                      3:15 PM Baton Twirling Class BACC                      6-7:30 PM Yoga BACC                      7-8 PM ASL</p>	<p>3:15 PM Baton BACC</p>
<p>24</p> <p>8:45AM SLE                      10:00 AM CWD                      10:30AM YH                      12 Noon Mystery Lunch Meet. Call 938 2104 to reserve a seat                      1-4 PM Bridge Group BACC                      6-7 PM Tai Chi</p>	<p>25</p> <p>8:45AM SLE                      10:00 AM CWD                      10:30AM YH                      12 Noon Mystery Lunch Meet. Call 938 2104 to reserve a seat                      1-4 PM Bridge Group BACC                      6-7 PM Tai Chi</p>	<p>26</p> <p>10AM - MVQC                      12 Noon - Community Luncheon                      6-7:30 PM Yoga BACC</p>	<p>3:15 PM Baton BACC                      3:15 - 4:30 BACC                      6:30 PM KAP                      7-8 PM ASL</p>

## BACC PROGRAM INFORMATION

For scheduling activities at the BACC call the Director, 938-6228. There is available time and space to accommodate all age groups at the BACC.

- For details or questions regarding Meals on Wheels or Senior Programs, services or
- For transportation info call the Senior Center Program Manager, Sandi Bandieri at 938-2104
- Kearsarge Area Pre-School; for info, contact the school at 938-2442

For general Information please call the Administration Office at 938-6228.

## BROWN MEMORIAL LIBRARY

HOURS: Monday 10 to 8  
 Wednesday 10 to 7  
 Saturday 10 to 3  
 Sunday 11 to 3

StoryTime - Wednesdays at 10:30

938-5562

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Special Meetings and Hearings will be posted on the Town Bulletin Board and at the Bradford Post Office 24 hours in advance.



Tanya Ha

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# June 2007


WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		8:45AM SLE 9:00 - 10 AM Tai Chi 11:30am 1st Friday Brunch - "History of NH Dairy Farms" A slide presentation by John Porter. Call to reserve a seat, 938-2104 MVSC 7 PM Book/Movie Discussion-BMI	11AM- 1 PM Writing Group -BACC
Daisy ing BACC Recreation BACC	9 AM -Mountain View Striders- MVSC parking lot 10:30 AM Foot Massage with Betty Perron- Donations welcome 12 N. Senior Community Lunch	8:45AM SLE 9:00 - 10 AM Tai Chi 10:15 AM Outing club - A walk through historic Waterloo with John Warren. Call 938-2104 to preregister	10 AM - noon Wild Flowers - Know and Grow with Viki Ferrenia BACC
oshen Meet at call 938-	9AM -Mountain View Striders MVSC parking lot 12 Noon - Senior Community Luncheon - Father's Day 5 PM BACC Committee Meeting 6 pm Cemetary Commission for info, call 938-5539 6:30 PM Parks and Rec Mtg	8:45AM SLE Friday at the Movies - "Flag of our Fathers" Call 938-2104 to register 9:00 - 10 AM Tai Chi	11 AM -1 PM Writing Group - BACC
irling Class outs BACC	9:00 AM - Mountain View Striders - MVSC park. lot. 11:00AM- 12:30PM Blood Pressure Clinic MVSC 12 Noon Senior Community Picnic Luncheon 12:30 PM - Gardening Series #4. Know your soil,- UNH Extension Service	8:45AM SLE 9:00 - 10 AM Tai Chi 10:15 AM - special movie showing of "The Queen" This is the last movie of the season	
irling Class Daisy Scouts rd Mtg BACC	9:00 AM - Mountain View Striders - MVSC parking lot 11AM-12:30 AM Foot Clinic 12 Noon Community Luncheon 1230 PM Gardenig Series #5. Butterfly Gardening	9:00 - 10 AM Tai Chi	9:30 - 11 Am Lake Todd Village District Meeting 11 AM -1 PM Writing group

EMERGENCY FIRE,  
POLICE & RESCUE  
TELEPHONE **911**  
NON-emergency # 938-2522

**Jessica Blaney Horseshoeing**

Graduate of Oklahoma State Horseshoeing School

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## Ongoing Events

CHILDREN'S STORYTIME Wednesdays at 10:30 a.m. BML  
CONSERVATION COMMISSION 3RD TUESDAY 7:30 PM TOWN HALL  
FIRST FRIDAY BRUNCH 11:30 AM MVSC Reservations appreciated  
HISTORICAL SOCIETY-Old P.O Bldg, open most Sats. 1:30-3 p.m. or call 938-5386 for appt.  
LIBRARY TRUSTEES MEETING - 1ST MONDAY 7:00 PM BML  
PLANNING BOARD 2ND & 4TH TUESDAY 7 PM TOWN HALL  
RURAL HERITAGE CONNECTION 2ND MONDAY 7 PM BACC  
SELECTMEN'S MEETING 1ST & 3RD TUESDAY 6 PM TOWN HALL  
ZONING BOARD- 1ST TUESDAY 7:30 PM TOWN HALL

