

APPENDIX IX: BASIS OF GUIDING PRINCIPLES FROM VISIONING PROCESS

ANDOVER MASTER PLAN UPDATE COMMITTEE

At the Master Plan Update Committee meeting held on June 23, 2008, the committee reviewed the ten Guiding Principles in the draft Master Plan, to verify and document the origins of these principles in the town-wide visioning process of May 2007. The Guiding Principles were compared to town-wide survey results and the report of the town-wide visioning session. A consensus process was used to identify which survey responses and which line items in the visioning session breakout group reports support each of the Guiding Principles.

- 1) Maintain Andover's small town, rural character – **village centers** with generally open spaces elsewhere. Desired location and size of village areas should be identified.

What do you like most about living in Andover?

Rural atmosphere 61%

Would you like to see the following in Andover?

	No	Yes	No Opinion
56) Home-based businesses	4	86	10
39) Major retail chains	91	6	3
40) Retail malls	90	6	4
44) Bed & Breakfasts	6	88	6
45) Hotels/motels	76	17	7

Visioning Session report/ Group 1

Key point: Revisit the minimum lot sizes for the 4 zones (V, RR, AR, FA) – educate land owners about conservation and land use

- 2) **Encourage commercial activity that builds on the regional recreation and tourism economy** – Andover's location in the Lakes Region, near summer and winter recreation places like Highland Lake and Ragged Mountain ski area.

Would you like to see the following in Andover?

	No	Yes	No Opinion
38) Small retail shops	10	81	9
44) Bed & Breakfasts	6	88	6
46) Restaurants - local	9	86	5
55) Agriculture-related businesses	4	93	3

- 3) Promote and preserve a **working landscape of farms and forests**, where small scale agriculture is encouraged and forests are managed for forest products while protecting natural resources – examples might be farmer’s markets, sugar houses, small sawmills, firewood harvest and sale, hayfields, orchards, and specialty farms.

Would you like to see the following in Andover?

	No	Yes	No Opinion
51) Wind farms	26	59	15
53) Saw mills/wood processing	32	51	17
55) Agriculture-related businesses (e.g.	4	93	3
56) Home-based businesses	4	86	10

- 4) Create specific **zones where light industry and commercial activities are not only allowed, but encouraged.**

	No	Yes	No Opinion
68) Should the town of Andover have zone(s) where commercial and industrial uses are permitted?	23	64	13

Would you like to see the following in Andover?

	No	Yes	No Opinion
50) Light industry (e.g. high tech)	26	61	13
51) Wind farms	26	59	15
53) Saw mills/wood processing	32	51	17

- 5) **Preserve viewscapes, especially along Andover’s major highways** – Routes 4, 4A, and 11 – including both the near field viewscape (by maintaining buffers between roads and buildings) and the far field viewscape (like Mt. Kearsarge, wooded hills and ridges, and Ragged Mtn.)

What do you like most about living in Andover?

Rural atmosphere	61%
------------------	-----

Visioning Session report/ Group 2

- The participants would like to see:
 - Preservation of the scenic view including ridge lines

6) Conserve natural resources – farm and forest lands, water resources, and wildlife habitat

What do you like most about living in Andover? Top two choices:

Rural atmosphere	61%
Natural amenities	12%

Visioning Session report/ Group 1

What would you like Andover to look and/or be like in the future with regard to this group's topic area?

- Educate land owners about conservation

Visioning Session report/ Group 2

Key points (Three most important items):

- Conservation for more:
Open space Wetland Recreation Agriculture
- Environmental quality of:
Air Water Noise free

7) Provide choices in housing types – single family, duplex, townhouses, senior housing, including opportunity for open space lot configuration

This guiding principle needs more work. There was no clear vision for housing choices in the survey response. The only responses over 50% positive to “**Would you like to expand the following housing options in Andover?**” were for single family homes and senior housing. Groups 1 and 3 in the visioning session discussed housing, but participants’ recollection is that there was no consensus.

8) Preserve Andover’s historical places and assets

This guiding principle needs more work. The survey did not contain a good question, and the topic was not brought out in the visioning session either.

9) Coordinate with Proctor Academy on our respective plans for the future, to preserve the many mutual benefits of Proctor’s presence in Andover

Visioning Session report/ Group 2

Key points (Three most important items):

- Maintaining good relationship with Proctor Academy to keep having access to facilities

10) Develop community infrastructure in the Village areas – a community center is needed as a gathering place for civic, cultural, and social events. Other infrastructure could include water supply and possibly wastewater.

Would you like to see the following in Andover?

	No	Yes	No Opinion
46) Restaurants - local	9	86	5

Visioning Session report/ Group 3

Key Points:

- Access to a place/center where community can convene (school)