

APPENDIX VI: Notes from Master Plan Update Committee Brainstorming Session
November 29, 2004

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One of the first tasks in the master planning process is to identify what Andover's residents think the important issues are for our town's future. Committee members started by asking themselves that question in a brainstorming session. We tried to get our ideas and opinions out and written down, in no particular order and without any evaluation. That will come later in the process.

Hot topics that committee members wrote down for further discussion were:

- Unplanned scattered residential development in the Forest and Agriculture has been occurring, and this is not desirable
- Development brings in less income than the cost of town services. The Master Plan should create a process to encourage commercial & light industrial growth (to build the tax base and local jobs).
- Cluster housing should be enabled, to protect large blocks of open space (i.e. condominiums, common wall buildings).
- The dollar value of homes can drive demand for services (high-value homes means more high-school age children).
- Developments affect infra-structure. More town services are needed as growth occurs.
- The Village District(s) needs to be enlarged to provide room for growth.
- Approval of Forest and Agricultural development is common, even though it's a Special Exception in the current zoning ordinance.
- The age distribution of Andover residents should be considered, as different age groups require different town services (for example, young families with school-age children, elderly residents needing assistance).
- Andover should plan for additional available cemetery plots because of population growth and an aging population
- Adult communities (planned, compact developments catering to older adults with no or grown children) should be allowed in Andover (because they build the tax base without requiring as many town services).
- Growth shouldn't push out families due to high taxes / house values.
- Andover currently does not allow new private roads. Should this be reconsidered? Roads in developments should provide their own maintenance and repair services if allowed.
- All development is road-frontage and isolates backland – is an impact on safety.
- Emergency and town service facilities should be centralized (police, fire, highway) to better serve the entire town. Consider consolidating the two fire districts
- Run any new zoning boundaries along tax map parcel lines. The current zoning boundaries often split parcels, which makes property use planning difficult.
- Range of lot sizing differences (i.e. 1-acre area vs. 2-acre area zoning).

- Bradley Lake, the source water for the Andover Village Water Precinct, should be protected, especially in light of the new and increased development on lakeshore lots.
- Should a town-owned, centralized sewer system be considered for Andover Village?
- Can the density and intensity of development in the Andover Village area increase without a sewer system?
- Should the Andover Village public water system be expanded by extending water lines and increasing the service area?
- What are the capital investment requirements for a sewer system?
- Can we tie into Franklin sewage system (the Winnipesaukee River Basin system)?
- What provisions / restrictions should be on home businesses (some home businesses like auto repair might not fit well with the other residential character in some areas)?
- Mixed-use zoning (where a mixture of residential, commercial, and light industrial would be allowed)?
- Do we want strip commercial development in Andover? Where or where not? Would we ever want this?
- Revisit the additional special exception provision of the Zoning Ordinance (this allows pretty much any use in any zone by Special Exception, and there are very few specific criteria in the current Master Plan for the ZBA to base decisions on) .
- Create additional village district(s).
- Revisit all village district centers. Should they exist at all? Should they be expanded? (i.e. Andover; Cilleyville-Potter Place; West Andover; East Andover)
- Acknowledge “educational district” for Proctor – create areas for them to expand.
- What does school district need in the future? High School? Expansion? Relocate?
- School plan and the Master Plan must be in sync. Also the Capital Improvement Plan.
- Long term planning for high school for Andover students should consider all options – joining existing cooperative school districts, long term contracts, creating our own high school
- The Master Plan should take a position on D.O.T. plans for the future. Is a Route 4/11 bypass of Andover Village needed or desirable?
- Need alternate routes through town. If Main Street is closed for any reason, there is no alternate route.
- Review town roads including Class VI. The Master Plan should consider an overall plan for a future town road network.