

## Appendix VIII: Visioning Report Results

### **Group 1: Housing & Land Use/Zoning**

**Facilitator:** Bryan Dwyer, UNH

**Participants:** Art Urie, Armand Boisvert, Steve Darling, Margo Coolidge, Bob Ward, Harvey Best, Rosie Best, Irene Jewett, Yvette Crane, Jerry Hersey, Sandra Graves, Alex Bernhard

*What is Andover like today with respect to housing, land use, and zoning?*

- Overdeveloped
- Suggested cluster development
- Village district is full (according to zoning) Potter Place, East Andover, Andover)
- Andover Village – increase development/needs infrastructure (water, sewer)
- One-acre in village
- One-acre rural residence (RR)
- Two-acre agricultural residence (AR)
- Two-acre forest and agriculture (FA) increase minimum lot size
- No current housing for senior citizens
- Conversion of larger building into apartments
- Lack of start off housing
- Keep expansion to stay in the national range
- Growth is limited to limit taxes
- Community center
- Senior housing
- Maintenance of infrastructure

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

- Senior housing
- Tension with providing housing and retaining rural character
- Allow duplex and apartments
- Consider some form of cluster zoning
- Look into different forms of zoning
- Place for duplexes, townhouses, senior housing in the village district
- Increase lot size in AR & FA
- Decrease lot size in V
- Designate land for conservation
- Educate land owners about conservation
- Create a self sufficient town

*Key points:*

- Liberalizing the rules regarding duplexes, housing, senior housing in the village district
- Revisit the minimum lot sizes for the 4 zones (V, RR, AR, FA) – educate land owners about conservation and land use
- Consider look into research cluster housing

## **Group 2: Recreation & Natural & Cultural Resources**

**Facilitator:** Fabienne Lord Fonseca, UNH Cooperative Extension

**Participants:** Myra Mayman, Gillian Smith, Gisela Darling, Susan Schnare, Roger Goodwin, Paul Currier, Gail Richards, Dennis Fenton, Betsy Woodman

### What is Andover like today with respect to recreation, cultural, and natural resources?

- Proctor Academy provides the town with free access to facilities and services, including  
Skating      Cross country skiing      Indoor facilities      Tennis  
Theater      Skateboarding
- Outing Club offers free skiing and recreational fields
- A Rail Trail is to be developed for walking, biking, horse riding
- The nearby Rivers and lakes provides for  
Kayak      Canoe      Boating      Beaches      Fishing
- Access to open space or/and private lands allows  
Hiking      Cross country skiing      Snow shoeing      Hunting  
Snowmobiling      Green Way Trail
- In terms of cultural assets, the residents have access to:  
Two libraries      Historical society      Local TV      Clubs      Theater
- Participants felt that:
  - Open spaces were under pressure of development
  - The open spaces that should be protected are not protected
  - Agriculture was under developed
  - Conservation was making a good start but needed to be reinforced

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

- Participants felt that:
  - Open spaces should be more preserved
  - Needed more farmland
  - Should have more low impact sports (e.g. walking, biking, kayaking...)
  - Less motorized sports such as ATV and boating (but snowmobile was considered OK)
  - More public access to lakes
- The participants wanted to see clear goals and action plan in order to increased conservation measures:
  - Targeting and identifying important key lands
  - Fundraising and acquiring the lands
- The participants felt that wetlands and water supplies were very important issues:
  - Identifying prime and secondary wetlands
  - Addressing the issue concerning filling of wetlands
- The participant would like to see:
  - Less noise pollution
  - Less lights and waste of energy consumptions
  - A pristine environment
  - Preservation of the scenic view including ridge lines
  - Preservation of the rural character

### Key points (Three most important items):

- Conservation for more:  
Open space      Wetland      Recreation      Agriculture
- Environmental quality of:  
Air      Water      Noise free
- Maintaining good relationship with Proctor Academy to keep having access to facilities

### **Group 3: Business and Industry, Transportation, Infrastructure & Services**

**Facilitator:** Charlie French, UNH Cooperative Extension

**Participants:** Mike Vercellotti, Nancy Teach, Don Gould, Kent Armstrong, Walt Locke, Toby Locke, Doug Boisvert, Pecco Beaufays, Wood Sutton, Maryann Fairall, Tree Wilson, Jon Warzocha

*What is Andover like today with respect to business and industry, transportation, infrastructure, facilities, and services?*

- Home-based businesses
- Proctor dominates
- Not enough place-based industry-tax base is lacking
- Rural atmosphere is asset
- Bedroom community
- Proctor can be an asset but there are issues regarding support of tax base
- Somewhat of a destination spot – may not be highest priority
- There are a lot of destination points
- Oppose to develop soft/high tech industry
- Out-of-towners support part of tax base (200 seasonal homes)
- What is currently happening with respect to how Andover connects/collaborates and capitalizes on surrounding communities
- Everybody wants a rural community, but rural folks are being forced out
- Do we have a community for local people to live here or come back
- Folks in town are teachers, service providers, etc. (few big dollar jobs)
- No commercial zoning or land set up for commercial/industrial
- Folks so busy working that there is lack of time to support fraternal and community organizations

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

- If “we” are going to pay taxes for commercial businesses, there should be commercial zoning
- Would like to see the school more available for use: we need a “center” of community that is accessible, opportunities for social interaction/involvement should be obligation to participate/get involved in community
- Discovering what would be a draw to bring people to Andover
- Ragged Mountain-capitalize on it
- Find a balance between drawing people and maintain the rural character that community values
- More regional collaboration between Chamber and others
- Economic development ed organizations
- Balance
- Growth and development/conservation etc.
- Make this available community whose tax burden is not on home owners
  - Need to bring in compatible business and industry
- Target small to medium sized businesses to community given current capacity. Opportunities include: wood fabrication
- Need to sell what “we” can offer to industries, communicate this...

- Evaluate whether rules and regulations can support desired growth/direction Andover wants to go and perhaps adjust them
- More practical planning (parking lot costs more to plan than build)

Key Points:

- More practical planning to eliminate mistakes/impacts
- Business friendly zoning
  - Perhaps rethink zoning so that it is more in line with community's vision for growth and development
  - Consider housing options/alternatives (affordable/seniors and youth)
- Access to a place/center where community can convene (school)
- Diversify industrial base and targeting appropriate business to town
- Capitalize on town's position as viaduct between existing businesses

**Overall Discussion Regarding Outcomes/Findings from Breakout Groups**

- There is concern over cluster zoning, we need to be smart and utilize resources efficiently
- There is a skew factor that distorts tax base/particularly regarding open space and conservation, easements and current use
- Need to be nice to land/business owners when we convey information and rules to them
- Communication mechanisms it has it's challenges
- Utilize our unique position/location to town's advantage, need a good plan to do that, need consensus on how to do smart planning that is fair
- Explore alliances with other towns such as Franklin regarding business/economic development support, regional approach, perhaps current use land and conservation easement are taxed same and they discourage development
- Development, if done right (also case with commercial industry)
- History shows that if we don't develop, we'll 'die', development is going to happen - need to direct it in positive way
- Come to meetings on 4th Monday (MPAC)