APPROVED

ANDOVER PLANNING BOARD

MEETING MINUTES

April 11, 2023

Members present: Donna Duclos; Nancy Robart; Art Urie; Ken Wells; Jessica Rand, Alternate and Roland Carter, Ex-Officio

Also present for duration of appropriate items: John Guiheen; Tom Guiheen; Clayton Platt; Pat Moyer, Planning & Zoning Administrator; Lisa Meier, Recording Secretary

Organization of the Board

Urie being the senior most member of the board called the meeting to order at 7:02 p.m. Duclos made a motion to nominate Wells as Chair of the board; Robart seconded the motion and the board voted unanimously in favor of Wells as Chair. Duclos made a motion to nominate Jacob Gilman as Vice-Chair of the board; Robart seconded the motion and the board voted unanimously in favor of Jacob Gilman as Vice-Chair. Duclos made a motion to nominate Robart as secretary of the board; Wells seconded the motion and the board voted unanimously in favor of Robart as secretary.

Minutes of February 14, 2023

Duclos - Motion to approve as amended

Robart – Second

Vote – Unanimous

Completeness Review – Stetson for a Boundary Line Adjustment – Boundary Line Adjustment – 179 Beech Hill Road; Tax Map 5 Lot 431,538 and Tax Map 12, Lot 465,098 in the Forest / Agricultural Zone and Agricultural / Residential Zone

Platt presented a Boundary Line Adjustment Application along with a plan which will remove 6.80 acres from Lot 431,538 and adding it to Lot 465,098. Wells asked if there were any concerns with the 4:1 width to depth ratio and it was determined that there was no concern. All fees have been paid and an abutters list was included. Urie made a motion to deem the application complete. Duclos seconded the motion and the board voted unanimously in favor of deeming the application complete. The board will act on this application on Tuesday, May 9, 2023 and abutters will be given until May 9, 2023 to respond to Pat with any concerns they may have.

Non-Binding Consultation: John Guiheen – 1 Potters Road; Tax Map 27, Lot 880,208 in the Village Zone

Guiheen explained that he had spoken with Moyer regarding setbacks on his property as he would like to install a fence on his property and Moyer advised him of the town setbacks and advised that he has to speak with the State regarding State’s highway and rail trail setbacks. Guiheen also explained that he would like to remove the top floor of his home and renovate the lower floor into an office with living quarters along with a new roof with a cupola and weathervane and a new septic and artesian well. Guiheen also explained he would like to get a motor vehicle dealer license to operate and inspection station. Carter asked if he would have any on-line business and the response was he would buy items and sell them on-line as well as having some in his fenced-in area. Urie indicated he would need to go through Site Plan Review. Wells advised he will have to speak with the State regarding an inspection station.

Master Plan Committee Timeline

The board decided to place a notification into the Beacon and on the town website stating they are looking for volunteers for the committee.

Solar Ordinance Discussion

Wells and Carter will attend a session in Raymond to discuss with others that have dealt with a Solar Ordinance.

Select Board Report

Carter gave a brief background on himself.

Zoning & Planning Coordinator Update – Pat Moyer

1. Moyer requested a final copy of the Workforce Housing and Article VI to submit to the State.

There being no further discussion Robart made a motion at 8:15 p.m. to adjourn. Duclos seconded the motion and the board voted unanimously in favor of adjourning at 8:15 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary