APPROVED

Planning Board Minutes

April 27, 2021

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu’s Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video.

Members present: Art Urie; John Hodgson; Nancy Teach; Randy Monti; David Powers; Donna Duclos; Ken Wells, Alternate; and John Kinney, Ex-Officio

Also present: Andrew and Tiffany Perkins; Mindy Taylor-Bosworth; Nancy David; Dawn Beauchesne; Bob King and Thomas Taylor

Minutes of January 12, 2021

Teach - Motion to approve as amended

Duclos – Second

Unanimous – Vote via roll call to approve

Minutes of January 26, 2021

Kinney – Motion to approve as amended

Duclos – Second

Unanimous – Vote via roll call to approve

Minutes of April 13, 2021

Kinney – Motion to approve as amended

Duclos – Second

Unanimous – Vote via roll call to approve

Public Hearing: Thomas Taylor, with Melinda Taylor-Bosworth as agent, for a minor subdivision for property at 102 Plains Road, Tax Map 11, Lot 017,128 in the Rural / Residential Zone

Urie opened the public hearing at 7:25 p.m. The proposal is to divide out 1.799 acres with the proposed lot meeting the minimum road frontage and minimum acreage. Taylor received state subdivision approval which was presented to the board along with a revised subdivision plan indicating the areas for the well and septic. The setback for the wetlands is sufficient. Duclos asked if a driveway permit is necessary for a subdivision approval and the response was no. Nancy David stated the property had deteriorated and was concerned with what the new lot would look like should the subdivision be approved. Urie responded that the hearing is for feedback pertaining to the subdivision and not what the neighbors like. Duclos stated she had asked the Town Administrator if the container on the property will be removed and Taylor-Bosworth stated once the garage is built the container would be removed and that nobody is residing in the container. There being no further discussion, the public hearing was closed at 7:39 p.m. Duclos stated that a prior meeting called for the board to review and make a decision at the meeting following the public hearing which would be May 11, 2021. Wells stated he understood the concerns of the neighbors / abutters and asked what the role of the Zoning Board of Adjustment was and when a building permit would be issued should the application be approved. Urie responded that the Zoning Board of Adjustment is not involved, residential lots are a permitted use in the Rural / Residential Zone, no Special Exception is needed. A building permit can be applied for when the subdivision is approved. Hodgson made a motion to defer a decision until the May 11, 2021 meeting. Duclos seconded the motion and the board voted two against the motion and five in favor via roll call vote to defer the decision until the May 11, 2021 meeting.

Non-Binding Consultation / Review for Completeness: Site Plan Review for Andrew and Tiffany Perkins for an Open Air Market ( White Sparrow Market ) at 216 Cilleyville Road, Tax Map 21, Lot 513,573 in the Village Zone

Duclos asked if the applicants had spoken with the neighbors and Tiffany responded yes, to those on Cilleyville Road and all seemed supportive of the proposal. Duclos asked if the market would be in the field near the barn or in another area on the property and if no parking signs would be on the road. The response was the market would be in the field near the barn and yes, there will be no parking signs on the road. Tiffany presented a diagram of the property which indicated the area for the market along with the area for parking. A driveway permit has been received. Teach asked if it was okay to use construction debris to build up the driveway and Andrew responded that the asphalt being used is old; however, there will be hardpack on top. Kinney asked how wide the driveway is and the response was 40’. Duclos asked how many markets per year did they anticipate and the response was 3 to 4; however, they were insured for up to 6. Kinney asked if limiting the number of markets could be a condition on an approval should it be granted and Urie responded the board can add conditions to an approval. Kinney asked the applicants if the board specifying a limit on the number of markets was reasonable and Perkins responded a limit of 6 is reasonable. Monti asked how much fill would be needed and the response was 4 or 5 one-ton loads and the height of the land would be raised approximately 2 feet. Monti stated he did not believe bituminous is acceptable for fill as the State has a lot of rules but he would research and let the Perkins know. Perkins stated that the road agent had no concerns or objections. Monti asked if any culvert work was being done and the response was no there was no need for a culvert. Duclos asked if there would be temporary signs on the day of the event and the response was yes. The board reviewed the application for completeness. Kinney made a motion to deem the application complete. Powers seconded the motion and the board voted unanimously in favor via roll call to deem the application complete. Monti stated he researched if bituminous was acceptable and found that it was ok to utilize for driveways. A public hearing is scheduled for Tuesday, May 11. 2021 at 7:15 p.m.

Non-Binding Consultation: Minor Subdivision for Gordon and Ellen Osborn with Dawn Beauchesne as agent for property at 665 Flaghole Road, Tax Map 1, Lot 743,037 in the Agricultural / Residential Zone

Beauchesne indicated that her parents Gordon and Ellen Osborne would like to subdivide the area where the home is from the full property, part of which is in Salisbury. The property is located on both sides of Flaghole Road. A portion of the property is in Andover and another in Salisbury – divided by Flaghole Road. The property in question is on the south side of Flaghole Road in Salisbury; therefore, a subdivision in Andover is not necessary.

Organization of the Board

Teach being the senior-most board member advised the board of the procedure to organize the board. Duclos nominated Teach as Chair of the board. Kinney seconded the motion. Teach accepted the nomination and the board voted unanimously in favor of Teach as Chair via roll call vote. The Vice-Chair and Secretary will be voted on at the May 11, 2021 meeting.

Reports

Monti regarding Jon Champagne

Monti asked Kinney if the Selectboard had given Champagne the one-page summary of concerns and the response was yes. Monti stated he will contact Champagne requesting the items that were expected to be sent to the Planning Board be sent to Pat Moyer, Planning & Zoning Administrator.

Additional Items for Consideration

1. Hodgson stated the revisions to the working document had been added and Urie gave information on “overlay” development. He also stated the DES uses “Open Spaces” and the Master Plan refers to “Open Spaces” but the working document revisions refer to “Undeveloped Space” and that the use of “Undeveloped Space” could cause some confusion and advises the working document should reflect “Open Space” to be consistent in verbiage.
2. Teach asked if the 22’ wide strip of property on Cilleyville Road (an annexation from Perkins to Durack) had been resolved and the response was it is moving along; they are waiting for the application and money in order to be put on the agenda.
3. Kinney stated realtor Ty Morris has to correct the address on his sign permit application and then resubmit to the Selectboard.

There being no further discussion, the meeting was adjourned at 8:50 p.m.

Submitted by,

Lisa Meier

Recording Secretary