APPROVED

Planning Board Minutes

August 9, 2022

Members present: Donna Duclos, Chair; Dave Powers, Art Urie, Ken Wells, Vice-Chair; and Nancy Walsh-Robart

Also present: Michael & Mary Bourque; Todd Goings; Seth Currier; Pecco Beaufays; Jacob Gilman; Nancy Teach; Jeff Dickinson; Seth Kiedaisch; and Lisa Meier, Secretary

Duclos opened the meeting at 7:05 p.m. with a roll-call vote

Public Hearing: Workforce Housing

Duclos opened the public hearing at 7:06 p.m. and gave a brief overview of how this proposal came about stating that Wells and Urie have done extensive research on the proposal. Wells stated that workforce housing is for people with jobs and income and there are few places with affordable housing and nothing in this area. The Andover Zoning Ordinance only allows new construction of single-family houses currently. Dickinson asked what the range of income is for the workforce and stated that there are many municipal grants that put caps on rental prices if towns take these grants. Dickinson also asked if there are any guardrails on who can rent. The response was this proposal is not about grants, it allows people to construct more housing. It was asked if there was a demand signal in Andover and Urie responded he receives approximately five calls weekly looking for rentals and there is nothing available. Duclos also responded that this is not for people working in Andover. It was asked where the shortage is in relation to Andover and Wells replied that people cannot afford rentals at entry-level jobs at this time and 62% of graduates leave the area as there is no affordable housing. It was asked what the impact on Andover revenue would be living here and working elsewhere. Wells replied there is nothing in the proposal that dictates they have to work in Andover. Beaufays stated that there are a lot of restaurants that have to close some days of the week due to worker shortage. Gilman stated that some changes change the intent of Article IV and Wells clarified those changes. Urie replied that it does not make sense to provide for a dairy farm or a hog farm in the Village Zone and this has been discussed often in the past. Goings asked if this would allow businesses in the Forest & Agricultural Zone and the response was this would not allow businesses. Goings also stated that he does not see Andover as a place for a lot of apartments. Duclos reminded those present that there is an item in the Master Plan pertaining to workforce housing. Beaufays indicated that there are companies in Franklin that have workers leaving the area due to lack of housing and some businesses may have to close because of this. Goings asked if anyone has looked at the effect on the school and budgets. Dickinson asked if anyone has done any research on the effect to Andover when people move up in their employment i.e., getting a promotion. Wells replied this is for entry-level workers. Dickinson asked what happens in the future and Wells replied that with the current Zoning Ordinance, you cannot build affordable housing in Andover. Dickinson asked what the maximum number of units would be and the response was that the State has guidelines on this. It was stated that it is a great idea to be proactive with housing concerns as the locals would get pushed out if this is not addressed. Kiedaisch asked if there are any provision to avoid short-term i.e., AIR BNB’s and the response was this would be for future consideration. Gilman stated that Andover should package a change of use to another Warrant Article and Urie responded that the current Zoning Ordinance does not allow for building of apartment houses and this ordinance will allow it. Dickinson asked if they are looking at guardrails on the types of structures and the response was that the building permits restricts this. There being no further discussion, the public hearing was closed at 7:30 p.m.

Completeness Review: For and annexation plan for Lizabeth Thurston, 153 Cilleyville Road, Tax Map 21, Lot 074,297 and Seth Keisaisch, 23 Kearsarge Mountain Road, Tax Map 21, Lot 326,351 in the Agricultural / Residential Zone

Kiedaisch presented a letter from Thurston authorizing him to act as her agent. The board reviewed the Site Plan Review application and Urie made a motion to approve written waivers for Section III A, III B, III F, III H, and III J. Wells seconded the motion and the board voted unanimously in favor of approving the written waiver. Urie made am motion to deem it complete. Wells seconded the motion and the board voted unanimously in favor of deeming the application complete. The board made a motion to act on the annexation on August 30, 2022 at 7:15 p.m.

Non-Binding Consultation: Site Plan Review / Change of Use for Stoneybrook Contracting at 138 Pancake Road, Tax Map 21, Lot 830,560 in the Agricultural / Residential Zone

The Bourque’s presented an enlarged tax map and stated that they purchased the property in 2015 and were approved to operate their business at that time. They would like to turn the upstairs into two apartments as it is a complete open area and indicated that this has never been a residence. They would like a single-bedroom and a two-bedroom apartment. Wells asked where the well is and Mary identified it on the tax map. Wells also asked if there were any wetlands and the response was no. Duclos stated that they would have to go before the Zoning Board of Adjustment for a Special Exception approval. The Bourque’s replied that they have completed a Special Exception Application already and they would get ahold of Pay Moyer.

Minutes of July 26, 2022

Urie – Motion to approve as amended

Wells – Second

Unanimous – Vote to approve as amended

Reports & Updates

Duclos – Master Plan Update

Duclos stated the board needs to work on updating the Master Plan and they need to come with a broad overview of what they would like to accomplish for the August 30, 2022 meeting. Urie stated he would like to see work done on a Commercial Zone. Duclos responded the board will start working on it September 27, 2022

There being no further discussion, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary