APPROVED

Planning Board Minutes

February 22, 2022

Members present: Nancy Teach, Chair; Donna Duclos, Vice-Chair; Ken Wells; Dave Powers, Art Urie, and John Hodgson and John Kinney, Ex-Officio.

Also present: David Leak; Pat Moyer; and Lisa Meier, Secretary

Teach opened the meeting at 7:00 p.m.

Minutes of February 8, 2022 - reviewed and will be approved at the March 22, 2022 meeting

Non-Binding Consultation: David Leak of 135 Valley Road, Tax Map 23, Lots 430,295 and 439,341 in the Agricultural / Residential Zone inquiring about the process to make changes to the zoning laws

Leak indicated that he has compared the Master Plan and the Zoning Ordinance and found many differences where the two documents are supposed to match – most specifically under the campground section. He asked if the Zoning Ordinance could be modified so the items allowed in the Ordinance and not wanted in the Master Plan would coincide. Powers explained this would need to be an ordinance change via amendment and a ballot vote at town meeting. Kinney explained that the ordinances were already in place when the Master Plan was instituted. Kinney also stated that there were probably other items where the Zoning Ordinance and the Master Plan do not match. Urie stated the board will take his input into consideration. Teach advised Leak he should put this information into writing and present to the board at another meeting.

Non-Binding Consultation for a Site Plan Review for Car Rental Business: Ron Vary, 46 O’Neil Drive, Tax Map 11, Lot 235,021 in the Rural / Residential Zone

The discussion did not transpire as Vary was not present.

John Kinney – Town Owned Properties Review

Kinney prepared a spiral-bound book containing all town-owned properties and the board reviewed each and determined whether or not each was a buildable lot.

Reports & Updates

1. Moyer sent a letter to Sean Stack, who was using Josh Gee’s driveway access and the snowmobile trail on Currier Road to access his own property on Raccoon Hill Road, advising that he needed a driveway permit to access his Raccoon Hill Road property. Moyer included a driveway access packet with the letter.
2. Moyer was able to clarify the plans of Mr. Baker’s subdivision regarding the 4:1 depth to width ratio.
3. Powers identified the space needed for parking spots regarding Millenial Movers. It is one square foot of parking for each square foot of commercial space in a building per Article IV Section G2 in the Andover Zoning Ordinance.
4. Wells wrote an article for the Beacon pertaining to the Conservation Subdivision.

There being no further discussion, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary