

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
January 22, 2019

Members present: Nancy Teach, Chair; Art Urie; Randy Monti; Paul Currier; Doug Phelps joined the meeting at 7:30 p.m.

Also present: John Hodgson; Ron & Karen Brule; Rob & Robin Wilterdink; Joe Rice and Malora Moore; Susan Chase; Maryann Broshek; Corbin Leith

Minutes of December 11, 2018

Urie - Motion to approve as amended

Currier – Second

Vote – Unanimous to approve as amended

Minutes of January 8, 2019

Urie – Motion to approve as amended

Currier – Second

Vote – Unanimous to approve as amended

Reports / Announcements

1. Teach introduced John Hodgson as a potential board member. Currier made a motion to recommend the Selectboard appoint Mr. Hodgson. Urie seconded the motion and the board voted unanimously in favor of recommending the Selectboard appoint Mr. Hodgson.
2. Teach stated two public hearings are scheduled – one on February 4, 2019 and one on February 18, 2019 - regarding the sale of town property located at Tax Map 20, Lot 268,419 and the Selectboard would like the Planning Boards input as to whether the town should keep the property. The property is six (6) acres and Teach stated that the sight distance along Route 11 is very limited. Currier stated the town should look to capitalize on recreation locations in town. The board will conduct a site visit on Friday, January 25, 2019 at 1:00 p.m. and will meet on Tuesday January 29, 2019.
3. An application for a lot merger was received from Alex Estin. Notice of the board acting on the application needs to be sent to abutters and the board will act on the application on Tuesday, February 12, 2019.

Continued Public Hearing - Proposed Changes to Village Zoning Districts

The public hearing was continued at 8:00 p.m. The original and revised maps, zone uses and the Master Plan were available for attendees to review. Currier described the additional properties being removed from the proposed Village Zone. With this removal, the Village Zone on the south side of Route 11 would end at the east boundary of Walter Locke's property on Route 11. Park Street was also removed. There were no changes made to the Cilleyville map. Broshek asked how the priorities for guiding principles will be incorporated into the expansion – would they be built into the review or need to be an ordinance. Urie responded that the ordinance would include the priorities; noise etc. is included in the Site Plan Review and the Site Plan Review

has to follow the Zoning Ordinance. Broshek asked if any new construction would be hooked up to the existing water system and the response was that as long as the water system has capacity, the property owner would have the option to hook up to the water system or have a well. Hook up to the water system would be at the property owners' expense. Broshek asked if this information could be used as handouts to anyone along the Blackwater River with building permits as people should be educated. Broshek also stated that the Andover Village Water District should be provided with this information for their future plans. Leith asked how a resident would know if their neighbor has a business and the response was a property owner should inquire with their neighbor or ask the board and if a neighbor has applied for site plan review, he would get a hearing notice. Brule asked where the proposed village district boundary changes go from here and the response was it will be a ballot question for town meeting day and the revised maps will be publicized. Broshek asked if the board would keep track of additional housing with the expansion and the response was that the assessors would be able to provide that information. Brule asked if this has been done before and the response was no. She also asked if the board has considered a presentation on Channel 8 and Phelps replied that they are unsure how much air play Channel 8 gets in town. The public hearing was closed at 8:45 p.m. Urie will write an article for the Andover Beacon and include the maps. Urie made a motion to remove Park Street and both sides of Route 11 at a point across from Meadowlark Lane from the Village Zone. Currier seconded the motion and the board voted unanimously in favor of removing Park Street and both sides of Route 11 at a point across from Meadowlark Lane from the Village Zone. Phelps made a motion to accept the amended Cilleyville map dated January 22, 2019. Teach seconded the motion and the board voted unanimously in favor of accepting the amended Cilleyville map dated January 22, 2019.

There being no further discussion, the meeting was adjourned at 9:10 p.m.

Submitted by,
Lisa Meier, Recording Secretary