APPROVED

Planning Board Minutes

January 26, 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, Chair; John Hodgson, Vice-Chair, (Secretary pro tem); Randy Monti; Nancy Teach; Donna Duclos; John Kinney.

Also present: Pat Moyer; Planning & Zoning Coordinator; Wendy McLeod; Myles McLeod; Kyla Pillsbury

Minutes of January 12, 2021

Duclos - Motion to approve as amended

Kinney – Second

Unanimous – Vote via roll call to approve

Public Hearing: Minor Subdivision for Wendy McLeod; 21 Monticello Drive, Tax Map 11, Lot 534,517 in the Agricultural / Residential Zone

All documents are in order. No objections were received either by mail or at the public hearing. Kinney made a motion to approve the application. Duclos seconded the motion and the board voted unanimously, via roll call vote, in favor of approving the application.

Planning & Zoning Administrators Report – update on enforcement and other matters

1. Claremont Properties (519 Main Street) – hosting a new business ( Millennial Moving ); had received a 30-day notice on 1/5/2021 regarding site plan review for change of use. No reply yet.
2. Brian Signer (B&S Diesel, 14 Johnson Lane) – repeated site plan violations; last met with the Planning Board 09/22/2020; he ignored the required Site Plan Review (December), is still asking for more time. The board should turn the matter over to the Select Board for enforcement. Urie made a motion to turn this matter over to the Select Board. Duclos seconded the motion and the board voted unanimously, via roll call vote, to turn the matter over to the Select Board. Moyer will assemble all the materials for the Select Board.
3. The owner of a tract on Dawes Road has asked if he can lease his land for wind power generation. The board will invite him to meet with them for a non-binding consultation.
4. Where do matters stand with the Cilleyville Road ownership problem? Kinney responded that town counsel has been reviewing it. The subdivision may have predated Andover’s zoning.

General Questions Raised by the Board

1. What is the status of the John Guiheen property ( Potters Road ) ? Has the Select Board taken any action? ( The matter had been referred to the Town Administrator a few years ago ).
2. Jon Champagne will probably have permits in place to begin his new gravel operation in March. The board should reach out to him to remind him of deadlines for the “significant alteration of terrain” permit, which does not seem to have been completed yet.
3. Have any decisions been made about the time and date of the March town meeting yet? The response was no. The meeting will be held virtually; the State has specified a few permissible dates, but the Select Board has not yet made a choice.
4. Did Chair Urie submit a Planning Board budget for 2021. The response was no.
5. A Deputy Planning & Zoning Administrator position had been approved by Town Meeting for 2019, but never posted. Because it was never filled and not requested by the Planning Board, the Budget Committee didn’t reinstate the request. The Planning Board should consider following up on this.
6. Public Notices – discussion about what publications the board should use. The Andover Beacon, according to Town Counsel, cannot usually be used because the notices will not be timely for the public hearings. The Board discussed using the Intertown Record. It could be used; however, there is very little Andover information and though circulated within the town, most residents are not likely to read it. The Planning Board regularly used the Concord Monitor but it is costly. What about using the Kearsarge Shopper? Legal notices from other towns do regularly appear there. The Planning Board will find out if the Kearsarge Shopper would be an acceptable place for official public notices.

Continued Review of Proposed Conservation Subdivision amendment to the Zoning Ordinance

1. Kinney shared proposed amendments to the “Purpose” statement incorporating direct quotations from Andover’s Master Plan. There was general approval of these. It was noted that the Master Plan’s allusions to “townhouses” and “senior housing” raised issues that we have not addressed yet in the proposed amendment; the board will review these points. Monti suggested the board needs to stress further that overall housing density would not increase ( would probably even decrease ) with cluster housing or townhouses.
2. Urie shared proposed new language for “Trail Bonus” provisions, to general approval. Monti will offer some additional tweaks at the boards next meeting.
3. The board needs to further discuss what kinds of housing should or should not be permissible in a Conservation Subdivision and whether those regulations should be consistent across all zoning districts.

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

Submitted by,

John Hodgson