

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
January 8, 2019

Members present: Nancy Teach, Chair; Doug Phelps; Art Urie; Randy Monti; Paul Currier; and Dave Blinn, Ex-Officio

Also present: Pat Moyer, Zoning Administrator; Roy Carlson; Chris Walton; Karen & Ron Brule; Jay & Robin Boynton; David & Donna Bates; John Champagne; Chris Seufert; Bill Bates; John Bentley; Joe Rice & Malora Moore; and Rob & Robin Wilterdink

Minutes of December 11, 2018

The minutes were reviewed; however, they were not approved as there was not a quorum.

Reports / Announcements

Board Chair

1. The board is looking for new members to fill two vacancies.
2. An article needs to be prepared for the Beacon regarding the proposed expansion to the Village Zones.

Pat Moyer – Planning and Zoning Administrator

1. The Excavation Regulations and Application have been re-printed and distributed to the board members and has been uploaded on the town website.

Selectboard Ex-Officio Member

1. A public hearing pertaining to White Oak will be held January 14, 2019 at 6:00 p.m.
2. Lawrence Street Bridge – Met with Hoyle Tanner. Working on verifying federal and state monies and what the town needs to come up with.
3. The board is preparing for Town Meeting.
4. Last Street Bridge is still in the works.

Site Suitability for Jon Champagne for an unlisted Special Exception

Phelps stated he has no concerns with the site and feels the site is suitable. Currier stated that if the Special Exception is granted by the Zoning Board, the applicant will come before the Planning Board for Site Plan Review and an Excavation Permit. Blinn stated that he feels the site is suitable. Teach is concerned with the roads and flooding in the area. Currier stated that the heavy traffic will not be on town roads but on the state road. Monti stated that there will probably be more road traffic now than in the future.

Urie made a motion to deem the site suitable for the proposed use. Blinn seconded the motion and the board voted unanimously in favor of finding the site suitable for the proposed use. Teach will draft a memo to the Zoning Board of Adjustment, the Selectboard, the Conservation Committee and Town Administrator Marj Roy.

Non-Binding Consultation: David & Donna Bates for an Accessory Dwelling Unit – 15 Gale Road in the Forest & Agricultural Zone

Bates presented a plan of their property indicating where the proposed Accessory Dwelling Unit will be located and asked how to proceed. The board advised they will need to submit a Special Exception Application to the Board of Adjustment. Then the Planning Board will need to do a site suitability and give it to the Zoning Board.

Public Hearing – Proposed Changes to Zoning Districts

The public hearing was opened at 8:00 p.m. by Chairperson Teach. A revised zoning map of the center of Andover was presented with the areas / properties removed as discussed at the prior public hearing. Brule, at the corner of Main Street and North Short Street, requested that their property also be removed from the Village Zone. She was also concerned with Proctor Academy expanding and taking away from the tax base which would add to the residents' taxes. Boynton stated he has a concern with multi-family dwelling as the tax base would never recover from having them and feels this is a negative for the town. Currier stated this would prompt the young to remain and work in town and the town is looking for a broad spectrum of younger people as well as business. Boynton stated his experience is that most people in this position do not work in town. Phelps stated that businesses coming into town would support families and we are looking for a diversity of people and businesses. Boynton stated that the infrastructure will not support multiple businesses on Lawrence Street. Currier stated this will actually promote increased amenities.

A zoning map of Cilleyville with the current zoning boundaries and the proposed boundaries was presented and discussed. Boynton asked if it is anticipated to having residences on Route 11 and the response was no. She asked for the board to clarify "state control for access to property". The response was that lots could be subdivided but would need shared driveways. Blinn stated he feels Potter Place is under-utilized and has more going for it than Andover center. Currier stated he tried to make the boundaries coincide with property lines and feels the area has a huge potential for recreation on the Blackwater River.

The public hearing was continued to January 22, 2019.

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

Submitted by,
Lisa Meier, Recording Secretary