APPROVED

Planning Board Minutes

July 12, 2022

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

Also present: Lizabeth Thurston; Seth Kiedaisch; Pierre Bedard; Craig & Nancie Jacobson; Jonathan & Alfreda Paiva; and Lisa Meier, Secretary

Duclos opened the meeting at 7:00 p.m. with a roll-call vote after introducing Nancy Walsh-Robart as a board member.

Non-Binding Consultation: Lot Line Adjustment for Craig & Nancie Jacobson, 108 Dyers Crossing Road (Tax Map 15, Lot 824,054) and 128 Dyers Crossing Rd (Tax Map 15, Lot 833,012) in the Agricultural / Residential Zone

Jacobson presented a plot plan for the two lots, indicating the current property line and explained they would like to relocate the line by approximately 100’ to allow more distance from the structure and would increase the acreage by about 1.50 acres. Urie asked what the size of the smaller lot would be and the response was it would drop from 5 acres to approximately 3.50 acres. The board indicated the Jacobson’s would need a survey prior to completing an application and the Jacobson’s indicated they would get this done. Once the survey is completed, they can come back to the board with an application.

Non-Binding Consultation: An annexation for Lizabeth Thurston (153 Cilleyville Road, Tax Map 21, Lot 074,297) and Seth Kiedaisch (23 Kearsarge Mountain Road, Tax Map 21, Lot 326,551)

Kiedaisch explained that since they were previously before the board, they had a survey done and it is different from what the tax map indicates. The road frontage at the shop is 55’; however, there would be sufficient frontage once the annexation is completed. Kiedaisch also explained that he has no plans at this time to expand the size of the building. Wells asked if there is sufficient parking and the response was yes, as the property was originally a gas station, a parking area still exists. The board advised that both an Annexation and Site Plan Review application are necessary and Kiedaisch stated they would get them.

Non-Binding Consultation: Site Plan Review for Change of Use for Jonathan & Alfreda Paiva to have a small engine repair shop. The property is 139 Pancake Rd, Tax Map 21, Lot 795,570 in the Agricultural /Residential Zone

The Paiva’s explained that they currently have a 4-bay garage on property which they would like to utilize as a small engine repair shop. The board indicated that a Special Exception approval would be needed from the Zoning Board of Adjustment and then they would need to go through a Site Plan Review with the Planning Board.

Minutes of May 24, 2022

Powers – Motion to approve as amended

Urie – Second

Unanimous – Vote via roll call to approve as amended

Minutes of June 14, 2022

Wells – Motion to approve as amended

Urie – Second

Unanimous – Vote via roll call to approve as amended

Minutes of June 28, 2022

Urie – Motion to approve as amended

Wells – Second

Unanimous – Vote via roll call to approve as amended

During the review of the June 28, 2022 minutes, it was determined that it was incorrectly indicated to the Frost’s at the prior meeting regarding the non-binding that should they wish to subdivide again, there is a t-year wait for any subsequent subdivision of a property previously subdivided, or the Frost’s would need to apply for a Major Subdivision. This information has been relayed to the Frost’s.

Reports & Updates

Ken Wells – Article Review for Zoning Ordinance changes to accommodate Workforce Housing

Wells read an article he prepared for the Andover Beacon and the board made several revisions. Wells will submit the article for print in the August edition of the Andover Beacon.

Respectfully submitted,

Lisa Meier

Recording Secretary