APPROVED

Planning Board Minutes

June 9, 2020

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: Nancy Teach, Chair; Art Urie, Vice-Chair; Doug Phelps; John Hodgson; David Powers; Donna Duclos, Alternate appointed to Randy Monti’s position; and John Kinney, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator; Spencer Tate, Meridien Land Services; Peter Agoos, abutter; Rosemarie; Alex Bernhard; Myra Mayman; Jeff Newcomb; Joe & Tanja Cloutier, abutters.

Minutes of May 26, 2020

Hodgson - Motion to approve as amended

Powers – Second

Unanimous – Vote via roll call to approve

Public Hearing: Rosemarie Roz for a Minor Subdivision at 52 Tilton Brook Road, Tax Map 24, Lots 306,026 and 210,228 in the Forest & Agricultural Zone

Teach opened the public hearing at 7:18 p.m. Newcomb asked that if the subdivision was approved, would the new purchasers need to know about the current access to his own property and would prefer to have his right-of-way in writing. Teach asked Newcomb if there was anything in his deed allowing the right-of-way. Newcomb responded there was not; however, the owner prior to Roz stated a verbal right-of-way and this would need to be addressed. Teach advised Newcomb that this was something that would need to be worked out between himself and the Roz. Roz stated that it would be included in the new deed for the property. Agoos asked for an overview of the proposal which was explained by Tate. Agoos asked if the subdivision would change the access to these lots regarding the road frontage per the Zoning Ordinance. Tate responded that both lots will meet the minimum road frontage and there would be no additional road frontage gained through the subdivision. The Cloutiers stated that they have no concerns with the proposal. There being no further discussion, the public hearing was closed at 7:30 p.m. Duclos made a motion to approve the Minor Subdivision. Powers seconded the motion and the board voted via roll call unanimously in favor of approving the Minor Subdivision.

Update on Official Town Map by Doug Phelps

Phelps stated that Lake Region Planning Commission ( LRPC ) acknowledged that they received the map change request.

Conservation Subdivision Draft Proposal

Urie has formed a sub-committee to work on this proposal. Phelps stated the work is further along than Urie thinks. Powers stated that the sub-committee should look for public input. Urie requested that the Planning Board officially authorize the sub-committee to work on this proposal. Kinney made a motion to formalize Planning Board members as a sub-committee to review and report back to the full Planning Board at each subsequent meeting their progress and have the proposal completed no later than September 2020. Teach seconded the motion and the board voted via roll call in favor of the motion.

Commercial and / or Business Zone proposals

Kinney asked how the difference between a business zone and a commercial zone would be differentiated. Hodgson stated that the permitted uses in each zone would need to be reviewed. Urie stated that in order to fulfil the Master Plan Andover needs to create a Business Zone. Powers stated that the board needs to determine what the benefit of having a Business Zone would be. Teach and Kinney will research surrounding towns and similar sized town regarding zones and report back at the July 14, 2020 meeting.

Additional Items for Consideration

1. Teach advised that Jon Champagne reached out to her regarding the power line work crews wanting to utilize his property to park their vehicles. Teach approved provided the power line work crews use Route 4 as ingress and regress. Monti has agreed to be the point person with the Planning Board regarding the Jon Champagne gravel operation.

There being no further discussion, the meeting was adjourned at 8:20 p.m.

Submitted by,

Lisa Meier

Recording Secretary