APPROVED

Planning Board Minutes

March 22, 2022

Members present: Nancy Teach, Chair; Donna Duclos, Vice-Chair; Dave Powers, Art Urie, John Hodgson.

Also present: Jesse Schust; Soozie Hodgson; John Kinney; Kristen Angeli; Nick Robinson; and Lisa Meier, Secretary

Teach opened the meeting at 7:00 p.m.

Minutes of February 8, 2022

Duclos – Motion to approve as amended

Urie – Second

Unanimous – Vote via roll call to approve as amended

Minutes of February 22, 2022 - reviewed and will be approved at the April 4, 2022 meeting

Kinney – Town Owned Properties Review

Kinney distributed a summary of parcels of town-owned properties for the board to review. The Select Board is looking for recommendations of whether these lots are buildable. Moyer added two properties to the original list – Highland Lake Beach and 748 Raccoon Hill Road. Kinney indicated that the language in the Zoning Ordinance is somewhat vague regarding these lots. Teach asked if there was a different way to list the lots without indicating whether or not they are buildable and Kinney replied yes, as an example they could be listed as a recreational lot. Hodgson read Article VI of the Zoning Ordinance. Powers stated he is concerned with putting the town and / or the board in the position of saying it is a buildable lot when it actually is may not be. Urie recommends seeking legal advice regarding interpreting Article VI of the Zoning Ordinance. The Planning Board is not in a position to determine if a lot is buildable as the board does not have complete information. Meier will check with the assessor from Avitar regarding road frontage availability on their website.

Non-Binding Consultation: Margie Weathers – possible subdivision of Costa property on Old College Road and West Shore Drive. Tax Map 17, Lot 482,037. 134.73 acres in the Agricultural / Residential Zone

Teach indicated that Weathers was not going to be present as the property is under contract.

Non-Binding Consultation: Kristin Angeli, agent for Nicholas Robinson, for a proposed new landscaping business at 112 Route 4A Tax Map 28, Lot 386,337 in the Forest / Agricultural Zone

A packet was presented to each board member outlining the proposed use for a landscaping business. The packet includes photos of his current operation being run in Wilmot, tax cards for this property and surrounding properties and other commercial properties in Andover. Robinson has been in business for eighteen years and has outgrown his current shop. Robinson indicated that this is not a large commercial business, he has no employees at this time and should he have any, there would be no more than five. The property is 1920’ up from Route 11 and there is 1600’ of frontage on Bog Pond. A diagram was also presented indicating the proposed buffers for Bog Pond. Powers stated that he would need to remain at least 150’ from the wetland. Duclos asked how different is this proposal from the Whyte’s proposal previously presented and the response was there is a significant difference as this is basically equipment storage and a repair shop. Powers asked if there would be material sales on site and the response was yes; however, it would only be a stock yard. Teach asked if Robinson is waiting for the Planning Board to support his proposal prior to moving forward and the response was yes. Teach also stated that per the Zoning Ordinance, this seems like a good use for the property. Robinson asked if he would be able to have a small residence constructed in the future and the response was that he would have to subdivide and would need a Site Plan Review. Powers stated Robinson would need a Special Exception to have a business at this location and then he would come before the Planning Board for a Site Plan Review. Teach read the Special Exception for a single -family dwelling as a proposed use is permitted. Urie stated that a Special Exception for the business is needed as it is a commercial use. Hodgson stated that he should explore with DES regarding the wetlands. Powers stated that the Shoreland Protection Act has specific setback requirements. Angeli asked what the next steps are and the response was a Site Plan Review. Meier advised Angeli and Robinson that an application for a Special Exception needs to be in to Pat Moyer prior to the first of the month in order to be on the agenda for the Zoning Board of Adjustment. The Planning Board will do a completeness review on April 12, 2022 and possibly schedule a public hearing for April 26, 2022.

Reports & Updates

1. Teach advised that the Warrant Article for the Conservation Subdivision passed at town elections by a vote of 174 to 107.
2. Jon Champagne has relocated his loam pile and has created sediment ponds as previously requested. He will also be putting seismic meters at Greatwoods Unity Forest LLC (TimberEast) and at Keyser’s Garage prior to the next blasting.
3. The next Planning Board meeting will include reorganization of the board. Teach indicated that she will be stepping down and Hodgson will be resigning from the board but is willing to serve as an alternate.

There being no further discussion, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary