Meeting convened at 7:00 p.m.

PRESENT: Nancy Teach, Chair; Art Urie, Vice-Chair; Doug Phelps, Randy Monti, and John Hodgson, Members; Patricia Moyer, Planning and Zoning Administrator; Scott Clark and Liz Navoy

PREVIOUS MINUTES

The Minutes of May 14, 2019 will be reviewed and approved at the next Planning Board meeting on Tuesday, June 11, 2019 due to the absence of the Secretary, Lisa Meier tonight.

65 HALL ROAD – TAX MAP 12-783-068

Scott Clark and Liz Navoy approached the Board for information and assistance. They signed a purchase and sales agreement and are still negotiating with the sellers. The property is in the Agricultural Residential District and has 10 acres. Clark would like to turn one of the barns of the three on the property into a wedding venue.

The Board explained that the use is permitted by a Special Exception in this district. Once the Zoning Board of Adjustment grants the Special Exception, because it is a change of use from a residential property to a business enterprise, they will then need to come back to the Planning Board for Site Plan Review.

Moyer will email Clark the Special Exception and Site Plan Review information tomorrow afternoon to Clark.

NON-BINDING CONSULTATION - BOUNDARY LINE ADJUSTMENT for Joe Dupuis at 8 TILTON BROOK ROAD (Tax Map 17-257-505) and Steve and Meghan Barton at 174 MAPLE STREET (Tax Map 17-207-054)

Several years ago, Dupuis built his shed 8’ away from the property line without getting a variance from the Zoning Board of Adjustment. Dupuis would like to resolve this issue by moving the boundary between his lot and the Barton lot.

Dupuis did not attend the meeting. Therefore, the Board did not discuss this issue.

TASKS AND PRIORITIES

The Board reviewed and discussed the list Teach updated for the Board as a guiding reference.

One of the items on the list is to develop Junk Yard Ordinance. The Board discussed the work Phelps did so far on the beginning stage of writing a draft of a Junk Yard Ordinance specific to Andover. Phelps reviewed several other town junk yard ordinances and will draft a summary for the next Board meeting for the Board’s review and comment.

ZONING ADMINISTRATOR

* A West Shore Drive resident contacted Moyer wanting to know if he could have a team of draft horses on his property. The property has 3.41 acres and is in the Agricultural Residential (A/R) District. Moyer reviewed the information and the Board was in agreement with her assessment. Any use permitted in the Forest and Agricultural (F/A) District is also permitted in the A/R District. A permitted use in the F/A District is livestock. Thus, a team of horses is permitted in the A/R District. Moyer will contact the resident to let him know that a team of horses on his West Shore Drive property is a permitted use in that District.
* Moyer received an inquiry regarding the 266 Main Street property (Tax Map 20-002-383) being recently transferred to a new owner, Proctor Academy. The structure currently has apartments in it. The question was if the new owner, Proctor Academy, purchased this property and changed the use from something other than apartments, such as dormitories, would the new owner need to go through Site Plan Review for a change in use. The Board discussed and the consensus was that the new owner would need to go through Site Plan Review as changing from apartments to dormitories is a significant change in use and therefore triggers Site Plan Review.

2020 TOWN WARRANT

The Board discussed the warrant for 2020 regard the expansion of the Andover and Cilleyville Village Districts. The Board was ready to propose this to the Town last year at Town Meeting for the 2019 warrant but missed the deadline. The Board decided to hold two public hearing on this again in the Fall to begin the process again and keep the residents informed.

Hodgson suggested the Board work on pedestrian traffic accesses for the public. The Board discussed this and does not think it might be something to do this year. However, Hodgson will do some research on guidelines and best practices and the Board will reevaluate the information he gathers in order to make an informed decision.

Teach will get the NH Municipal Government Center’s current calendar which details the time line for warrants and deadlines that have to be met for this to be on the next town warrant in March 2020 to make sure deadlines are not missed.

PLANNED UNIT DEVELOPMENT by Art Urie

Urie provided the Board with information to discuss. Please see attached. The Board will further review and discuss at the next Planning Board meeting on Tuesday, June 11, 2019.

ADJOURNMENT

Phelps made the motion to adjourn the meeting at 9:05 p.m. Teach seconded the motion. All in favor. The meeting adjourned at 9:05 p.m.

Minutes prepared by Patricia Moyer in the absence of Lisa Meier, Planning Board Secretary