

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
August 14, 2018

Members present: Paul Currier, Acting Chair; Randall Costa, Vice Chair; Art Urie; Jon Warzocha; Nancy Teach; Randy Monti; Doug Phelps and Dave Blinn, Ex-Officio

Also present for duration of appropriate items: Pat Moyer, Zoning & Planning Coordinator; Bill & Betty Bardsley; Steve Miano; Pierre Bedard

Minutes of June 26, 2018

Urie – Motion to approve as amended.

Costa – Second

Vote – Unanimous to approve as amended.

Bill Bardsley – Non-Binding Consultation – Lot Line Adjustment / Annexation

The board previously requested a survey of the portion of the property for the lot line adjustment. Moyer received a letter from Colin Brown of Central Land Surveying that the survey points were correct on the plan. Currier stated the board needs something to record such as a plot plan and the plan needs to coincide with the meets and bounds deed.

Completeness Review for Kenneth Grant, Tax Map 6, Lot 278,561 for a Boundary Line Adjustment

Pierre Bedard presented an application for a completeness review. The board advised the approved septic location needs to be indicated on the plan. The following written requests for waivers were presented:

IB Topographic; II Soils; IV Surface Water Run-Off; V Preservation of significant natural and historic features; VI Construction plans

Public Hearing – Kenneth Grant, Tax Map 6, Lot 278,561 for a Boundary Line Adjustment

The public hearing was opened at 7:33 p.m. The board advised that all structures on the Sears lot need to be indicated on the plan. There being no further

discussion, the public hearing was closed at 7:43 p.m. Urie made a motion to approve the waivers as presented. Phelps seconded the motion and the board voted unanimously in favor of approving the waivers as presented. Phelps made a motion to deem the application complete. Warzocha seconded the motion and the board voted unanimously in favor of deeming the application complete. Urie made a motion to approve the boundary line adjustment. Phelps seconded the motion and the board voted unanimously in favor of approving the boundary line adjustment.

Lizabeth Thurston – Non-Binding Consultation for conversion of a garage into an apartment –Cilleyville Road

Thurston stated there is a total of 113 acres with a garage on the edge of the road which she would like to convert into living space and subdivide the property. It was asked if there was any other road frontage and the response was no. A possible ADU was discussed and it was asked if there was room for a septic

Board Updates

Selectboard

The transfer station is currently being worked on. The final plan for Last Street bridge has been received.

Zoning Administrator

1. A couple inquired about requirements for composting toilets for a tiny house. Currier stated if there is running water a septic is needed.
2. Tara Jackson submitted a plan for 19 Ives Road. The consensus of the Planning Board is a survey is needed indicating setbacks have been met.

Planning Board Chair

1. Costa, Currier and Teach met with the Selectboard, Marj Roy, Town Administrator and Pat Moyer regarding the Emery Road situation. St. Jacques needs to go to the Selectboard. Currier will draft a letter for mailing to the St. Jacques regarding the procedure.
2. Master Plan implementation
3. Enforcement was discussed and the board needs to go before the Budget Committee and make their case.

4. A survey for the school property was discussed. There is no state law requiring a survey. The Selectboard will ask the School Board to come to the Planning Board with a plan.
5. The Canaan Junkyard Policy was distributed to the board members for review. The Selectboard will also review it. Warzocha will review the solid waste permit and Phelps will work on the flow chart.

Brothers House of Smoke – Site Plan Review Application

A plan was presented along with the Site Plan Review Application for review. Urie and Phelps will review the application for completeness and the board will schedule a completeness review for Tuesday, September 9, 2018.

Champagne Special Exception Application for an Excavation (Route 4 & Bay Road) Planning Board suitability review advice and comment for the Zoning Board of Adjustment

The board reviewed the Special Exception Application and determined the proposal is consistent with the area and current activity in the area. The Master Plan Guiding Principles were reviewed and the board made a motion to accept the Planning Board view as described by Randall.

There being no further discussion, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary

