

APPROVED  
ANDOVER PLANNING BOARD  
MEETING MINUTES  
September 11, 2018

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

Also present: Brian MacKenzie, Linda MacKenzie, Anthony Giglio, Peter Sanborn, Russell Bowne, Jeffrey Newcomb, Alden Beauchemin (Keyland Enterprises), and Ron Charles

Minutes of August 14, 2018

Urie – Motion to approve as amended. Costa – Second; Vote – Unanimous to approve as amended.

Reports and announcements

Chair – Teach will resume her place as PB (Planning Board) Chair at the 9/25 meeting. Vice Chair Costa will take a leave for an extended period of time and will let us know by the end of this year his future plans. The PB is looking for alternate and possible new members.

Select Board Ex Officio – Blinn reported that a public information session is scheduled for an update on the Lawrence Street Bridge Project. Renovations at the transfer station are underway. The town has received FEMA money for the Elbow Pond Bridge project.

Completeness determination and Public Hearing– Site Plan Review Application – AABL/Brothers House of Smoke/4 Mill Road (Giglio and Mackenzie) Tax Map: 28 Lot 294, 105 – for a restaurant and catering service.

Giglio and Beauchemin provided the following information:

Parking and capacity – based on septic and well specifications the capacity is 91 parking places. 50 places have been achieved and were shown on the plans.

Ingress and Egress – the natural gradient will be kept to help with outside storage. The PB requests the grade to the driveway next to the storage barn be changed to decrease the driveway slope to 10% and start closer to Mill Rd. The plans should show where the outside storage will be located and the location of the proposed privacy screen. The PB requests the plans identify the boundary markers as “found” where that is the case.

The well and septic system for the tenants were shown on the plans.

Set Back –The northwest corner of the existing building closest to Rt. 11 is non-conforming. It extends by 8 feet, exceeding the setback requirements. This was only recently discovered by the applicant during their preparation of the detailed site plan.

Signage – The sign plans and requests intend to comply with the sign permit ordinance.

Exterior lighting – LED “dark sky” lights will light the entrance and Rt. 11 road side. The PB requests locations for exterior lights that are “dark sky” compliant be shown on the plan.

Questions and Comments: Will breakfast be served? Reply – not in the immediate future.

No records in the town office files, from over +/- 30 years ago, show that a ZBA (Zoning Board of Adjustment) hearing granted a Variance for the original building addition (formerly R. P. Johnson & Son) to exceed the setback requirements. Therefore the applicant needs to request an Equitable Waiver of Dimensional Requirements for the front setback from the ZBA.

Because the Site Plan Review application is not complete, the public hearing will be continued on 9/25/18. The PB expects the applicant to provide the following information to the PB and show:  
run-off and infiltration grass area; building elevation and floor plans; exterior dark sky lighting on the building and site; a 10% slope for the storage access driveway; boundary all pins marking the property; dumpster location(s); privacy screen plans; hours of operation; and a letter of approval granting an Equitable Waiver of Dimensional Requirement from the ZBA.

Nonbinding consultation – 19 Ives Road (Jackson) Tax Map: 20-8-410 - request to construct a garage on an existing foundation.

Tara Jackson submitted a plan for 19 Ives Road. The Jackson’s request a building permit for construction of a garage on an existing foundation. The consensus of the PB is that based on the plan presented, a Variance from the setback requirement is needed from the ZBA. Because it is uncertain where the right of way for Ives Road is actually located, it was discussed that perhaps the Jacksons should request a variance from the 30’ front setback, as this is the greatest variance dimension that might be needed. The applicant was advised to request a Variance from the ZBA for a 30’ set-back for the right of way. And the property map needs an official surveyor’s stamp before submission to the ZBA.

Sanborn property – Morey Hill Road – Tax Map 21-524-028 request to build a home on a Class VI Road – FA Zone

Comments – The PB’s responsibility under RSA 674:41 is to provide the Selectboard with a “review and comment” on a Selectboard proposal “to authorize the issuance of building permits for the erection of buildings” on a Class VI highway or a portion thereof. The portion of Sanborn’s lot where a building is proposed is not in current use. At its 9/25/18 meeting the PB will review and comment on the Selectboard proposal. It will be recommended that during the decision process that the SB take into consideration Andover’s Zoning Ordinance and Master Plan.

The Revised Subdivision Regulations and the Appendices A-G were unanimously adopted by a vote of PB members. No substantive changes were made. The revisions are simply housekeeping tasks to provide clarity for applicants and town boards. Thank you, Randall for your work on this project.

Transfer of chairpersonship back to N. Teach!

There being no further discussion, the meeting was adjourned at 9:45 p.m.

Submitted by,  
Nancy Teach