

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
October 9, 2018

Members present: Nancy Teach, Chair; Paul Currier, Vice-Chair; Art Urie

Also present: Pat Moyer, Zoning Administrator; Michael Prete

Minutes of September 25, 2018

Due to there not being a quorum, the minutes were not approved.

Non-Binding Consultation: Michael Prete – The Kitchen – a new restaurant / business to be located at 46 Main Street (formerly Tarte Café) in the A/R Zone

Prete owns and operates The Kitchen – a restaurant and catering business - in Portsmouth, NH and is looking to open a smaller version at 46 Main Street. The plan at this time is to offer lunch five days a week; possibly expanding to seven days, and possibly offering breakfast. Catering will also be offered. Plans at this time are for spring, summer and fall; however, Prete will consider being open during the winter. Review of the files for 46 Main Street did not indicate any prior Site Plan Review for a restaurant; therefore; Prete was advised he will need to go through Site Plan Review and Moyer will provide an application to him. The board will look to do a completeness determination at the October 23, 2018 meeting and hold a hearing.

Reports and announcements

1. Teach advised that Currier, Blinn, Tim Wallace (forester), Jerry Hersey and folks representing Verizon attended the Verizon walk that was held on 9/26/18. Teach joined while the walk was in progress. To quote Paul Currier: "They literally flagged every tree they intend to cut, making the construction limits quite clear. Also at the conclusion of the visit they stated that they don't expect to start construction until next spring."
2. Phelps will distribute an enforcement flow chart to board members for review.

Proposed Amendment to the Zoning Ordinance

Urie previously distributed a map of Andover along with an outline regarding expanding the boundaries for the Village Zones which the board reviewed and discussed. The proposal for expansion of the Village Zone in the center of town is to expand back 1000' from Main Street; to include all of the campus of Proctor Academy; East to the junction of Route 4 and Route 11 and West to the junction with Bridge Road including the first five hundred feet of Bridge Road. This would also include changing Blockhouse Lane from Forest and Agricultural Zone to Village Zone; changing two hundred feet on both sides of Lawrence Street down to the intersection of Bradley Lake Road from Agricultural Residential Zone to Village Zone. This would also include changing both sides of Peg Shop Lane, both sides of Park Street and both sides of North Short Street from Agricultural Residential Zone to Village Zone. In Cilleyville, the proposal would make both sides of Cilleyville Road from the junction with Depot Street a part of the Village Zone; also extending the Village Zone west on both sides of Cilleyville Road to include all of the old RP Johnson complex and nearby streets and existing multi-family housing; and extend the Village Zone on both sides of Cilleyville Road to the junction with Route 11. The changes would provide space for appropriate commercial development consistent with other village uses and provide space for a variety of housing types. The intent is to preserve the rural character of the town with large sections of undeveloped land with villages providing housing within walking distance of services.

There being no further discussion, the meeting was adjourned at 8:25 p.m.

Submitted by, Lisa Meier, Recording Secretary

