

APPROVAL
ANDOVER PLANNING BOARD
MEETING MINUTES
July 24, 2018

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

Also present for duration of appropriate items: Pat Moyer, Zoning & Planning Coordinator; Jon Champagne; John Bentley; Taylor and Charlie St. Jacques; Heidi St. Jacques.

Minutes of June 26, 2018

Urie – Motion to approve as amended.

Costa – Second

Vote – Unanimous to approve as amended.

Board Updates – Planning and Zoning Coordinator

1. An Annexation / Boundary Line Adjustment Application was submitted by William Bardsley along with written requests for waivers. This application will be put on a future Planning Board agenda when Bardsley has all previously requested documents.

Portable Shelter Registration

The board reviewed the Portable Shelter Registration form and the consensus of the board is its approval.

Todd Jackson – 19 Ives Road Andover – Building Permit Request

Moyer indicated that a building permit request was received from Todd Jackson for 19 Ives Road to build a garage. The Planning Board reviewed the file and determined the building permit should be denied.

Board Updates – Selectboard

1. The Transfer Station Manager has been hired; bids are out for several projects; there will be no more single-stream recycling, there will now be

- baling. The board is awaiting bids for removal of the trailer to come in.
2. Hoyle and Tanner has prepared plans for repair of Last Street Bridge – they are awaiting wetlands permit approval from DES. The engineers have met for the Lawrence Street bridge. Two alternate routes around Lawrence Street during construction have been reviewed; however, they will be expensive. The plan now is not to detour around the bridge but to work on each side of the bridge separately. The board is waiting on permits to repair the Elbow Pond Road Bridge and the culvert assessments throughout town are being work on. The board is still working with DOT on the White Oak property. There have been no answers to questions that were submitted. An estimate of the property's value will be received by November 18, 2018.
 3. The board is considering dropping the level of Highland Lake for the winter. They will meet with the lake association to discuss concerns of all parties.
 4. The board is waiting on bids for paving Old College Road.
 5. There has been no vote on the draft Selectboard Class VI road policy.
 6. Dave asked if a start date for Verizon has been set. None of the Planning Board members have heard of a date yet. Blinn will check with Victor Manougian.

Jon Champagne – Non-Binding Consultation: excavation permit near the intersection of Bay Road and Route 4

Champagne asked what the process was for an excavation permit and the board advised he will have to go before the Zoning Board of Adjustment for a Special Exception to excavate. The Planning Board would review his Special Exception Application and provide input to the Zoning Board, who would hold a hearing and rule on the application. If a Special Exception is approved by the Zoning Board then he would need to come before the Planning Board for a Site Plan Review and an Excavation Permit and receive these approvals before any excavation work could begin.

Champagne stated he would like to excavate bedrock down to grade and presented a survey of his property indicating the area he would like to excavate. The survey identified the area around each residence where he cannot excavate (buffer zones). He is working with Aries Engineering and Babb Crushing. He does have a noise study from a crushing site that is using the same crusher that he will be using. It was asked if he had a reclamation plan and his response was not at this time; however, a plan will be prepared to meet requirements and will include a bee pollenating meadow. He is working with the Town of Salisbury as

the excavation work may be extended in the future to a neighboring property which is in Salisbury. The board asked if explosives would be used and the response was yes but would only be about one blast period per year, after which the blasted rock would be crushed and stockpiled onsite for sale. The time period for blasting and crushing is expected to be short each year. Jon stated the expected duration of excavation activity would be many years.

Emery Road Tax Map 8 Lot 187,354 – Non-Binding Consultation for a request to build a residence on a lot with only frontage on the Class VI portion of Emery Road

Charlie St. Jacques inquired as to what it would take to get access to the property. The property is about 400' from the end of the Class V portion of Emery Road. The board indicated it had reviewed the property file and an Article was approved by 2015 Town Meeting to allow an extension of the Class V road far enough to provide sufficient legal frontage to enable residential construction on the lot. All construction costs to upgrade the Class VI portion would be paid by the property owner according to the article passed at town meeting. Town Road specs were provided by the Selectboard to the current property owner for it to be accepted by the town as a Class V road. It was recommended that St Jacques review the file. If this portion of the road were to remain as Class VI and be used for driveway access, there is state law governing that and Andover's Zoning Ordinance and potentially the Selectboard policy prohibits building on a Class VI road would apply. They would have to go before the Selectboard to get approval for private use of the Class V portion for driveway access and then the Zoning Board of Adjustment for a variance from the frontage requirement on a Class V road for change of use. If this portion of the road was upgraded to a Class V road in accordance with Selectboard requirements and specifications and accepted by the town, no Selectboard approval or variance would be needed to build.

Board Discussion – Bradley Lake Road

Currier briefed the board on recent discussions among himself as Planning Board Chair, Mary Anne Broshek as Conservation Commission Chair; and several property owners around Bradley Lake relative to the recent construction of a logging haul road and filing of an intent to cut on Tax Map 6 Lot 278,561, a large undeveloped parcel with extensive Bradley Lake frontage. The essence of discussions is to collaboratively find a way to secure a conservation easement from the owner for all or most of the property with particular concern to protect

the town water source.

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

Respectfully Submitted,

Lisa Meier, Recording Secretary