Approved

Planning Board Minutes

November 26, 2019

Members present: Nancy Teach, Chair; Art Urie, Vice-Chair; Randy Monti; Doug Phelps; Dave Powers; Donna Duclos and Dave Blinn, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator, Jim D’Angelis; Frank Anzalone, agent for Jim D’Angelis; Larry Giglio; Mike Moore; Keith Davis, UNH Student; Jeff Newcomb

Teach opened the meeting at 7:00 p.m.

Minutes of 11-12-19

Urie – Motion to approve as amended

Phelps – Second

Vote – Unanimous to approve

Announcements

1. Dave Powers has been sworn in as a full board member and Donna Duclos has been sworn in as an alternate board member

Public Hearing Continuation – Jon & Joan Champagne, Chris Champagne, and Jeff & Kelly Raymond for a Site Plan Review for the installation of a gravel and stone excavation and sales business at 235 Salisbury Hwy and 424 Bay Road in Andover, NH Tax Map 4, Lots 443/37, 507;61 and 493:37 in the FA District.

Urie made a motion to continue the hearing to December 10, 2019, Phelps seconded the motion and the board voted unanimously in favor of continuing the hearing to December 10, 2019.

Public Hearing: Site Plan Review for Larry Giglio, Ragged Coffee Co – for coffee roasting operation within the Pine Outlet Business at 138 Pancake Road, Tax Map 21, Lot 830,560 in the Agricultural / Residential Zone

Teach opened the public hearing at 7:20 p.m. Urie asked where the wastewater would be going and the response by Moore was into a cesspool. It was asked what size the lot is and the response was 1.52 acres which is enough acreage to have a new septic installed if need be. There being no further discussion, the public hearing was closed at 7:25 p.m. Phelps made a motion to approve the Site Plan Review. Blinn seconded the motion and the board voted unanimously in favor of approving the Site Plan Review.

Non-Binding Consultation: Courtney Heath and Jim D’Angelis – Tri-Forge Autoworks LLC for a change of use to add pre-owned vehicle sales. The property is 156 Main Street, Tax Map 19, Lot 598,242 and is in the Village Zone

D’Angelis presented a Site Plan Review Application including the abutters list and a parking plan. A Special Exception was previously grated in 2002 for pre-owned auto sales. Monti asked if the property line is into the State Right-of-Way and the response was yes. Powers asked if the fire department has commented on the fire hydrant and the response was yes and vehicles have to be at least three feet from t. Phelps stated he has a concern with the number of vehicles. D’Angelis stated he would like to angle the vehicles for safety reasons. Powers asked if there is an overhead light on the pole and the response was no. Teach asked what the total number of vehicles would be and the response was twenty-two with eight8 in the pen and fourteen for sale. Teach advised D’Angelis that he would need to go before the Zoning Board of Adjustment for a Special Exception. The Board requested the vehicle limit in the lot be limited to only 22. Urie made a motion deeming the site suitable for the proposed use. Phelps seconded the motion and the board voted unanimously in favor of deeming the site suitable for the proposed use. Urie made a motion deeming the application complete pending fees. Phelps seconded the motion and the board voted unanimously in favor of deeming the application complete pending fees.

As Time Allows:

1. December 10, 2019 public hearing for the Village Zone proposed boundary changes – Phelps will recuse.
2. Zoning Administrator – more enforcement letters will go out after Thanksgiving.
3. Selectboard update – the Parr property is still being worked on as well as the White Oak property.

There being no further discussion, Urie made a motion to adjourn at 8:30 p.m. Phelps seconded the motion and the board voted unanimously in favor of adjourning at 8:30 p.m.

Submitted by,

Lisa Meier, Recording Secretary