### Notes on Andover Planning Board Work Session Nov 29, 2022

Present: Ken Wells, Nancy Robart, Jason Gilman, Art Urie. (Donna Duclos is ill.)

7:00 Open Meeting

Reviewed minutes from previous meeting (Nov 22), but did not vote to approve minutes (because this is a work session, not an executive session of APB). Those present agreed 11/22 draft minutes are ready for a vote.

7:15 Review workforce housing ordinance.

 Jason found some inconsistencies between the proposed changes and the existing ordinance. We went through line-by-line and decided to restore the language in the Village District to include “Any permitted use in the FA, AR and RR…” and also include “multi-family dwellings” as a Special Exception in the RR zone. Because some changes have been made, the APB should hold one more public hearing in December. KDW will also prepare an article explaining the new WF ordinance to be voted on at Town Meeting for the Feb issue of the Andover Beacon.

8:15 Discussion of Non-binding Consultation and Completeness Review Meetings

 We discussed the possibility of allowing a Completeness review without a preliminary meeting for a Non-binding Consultation. After working through all the various scenarios, we will bring our views to the full APB at our next meeting.

8:30 Master Plan

 We agreed the Master Plan needs review and updating to reflect current issues and recent changes to Andover’s Zoning Ordinance (Conservation Subdivision & Workforce Housing), but that no wholesale changes are necessary.

 We identified the following areas for consideration and updating. Art pointed out the “Visioning” section’s “Guiding Principles” (on page 9 of the 2016 Master Plan) which talks in general terms about providing housing choices which are now being codified by the 2022 APB, namely “liberalizing rules regarding duplexes, housing, senior housing, open space and cluster housing”. Nancy pointed out “water resources” needs supporting details. KDW pointed out the following sections for particular focus:

1. pp 9-19 (IIC - “Priorities”)
2. pp 33-36 (IIIC - “Future land Use”)
3. Village description on pg 10 (“What is a Village Area?” “Enhance Village Area”)
4. Conservation Subdivision on pg 12
5. On pg 13: “4. Create specific zones for small-scale industry and commercial development”

 We will look to the Master Plan’s principles to ask for public input on our updates.