APPROVED

Planning Board Minutes

October 11, 2022

Members present: Donna Duclos, Chair; Ken Wells, Vice-Chair; Art Urie, Jacob Gilman; Dave Powers; James Delaney, Select Board Ex-Officio; and Nancy Walsh-Robart

Also present: Nancy Teach; Trevor Lee; Becca Partridge; Ryan Labonte; Pat Moyer, Planning and Zoning Administrator; and Lisa Meier, Secretary

Duclos opened the meeting at 7:00 p.m. with a roll-call vote

Minutes of September 27, 2022

Urie – Motion to approve as amended

Wells – Second

Unanimous Vote – Motion to approve as amended

Completeness Review: For an annexation plan for Susan Emerson and Megan & Justin Wright with Pierre Bedard as agent for property at 442 Elbow Pond Road, Tax Map 18 Lot 056,291 and 452 Elbow Pond Road, Tax Map 18, Lot 280,370 both lots in the Agricultural / Residential Zone

Wright presented the annexation plan indicating State approval has been received. After review of the application, the board determined the lot number needs to be corrected on the plan. Urie made a motion to deem the application complete pending correction of the lot number. Wells seconded the motion and the board voted unanimously in favor of deeming the application complete pending correction of the lot number.

Non-Binding Consultation: Site Plan Review for the Andover Historical Society with Nancy Teach representing. The property is 89 Depot Street, Tax Map 27, Lot 770,093 in the Village Zone

Teach presented a Site Plan Review Application. Teach explained that the Andover Historical Society was given the Concord Coach from the Andover Lions Club and would the Society would like a structure constructed to house the Coach. They are considering a 20’ x 30’ structure on concrete oriented so the garage is facing Depot Street. There is currently a shed on the lot and the Society would like the structure on the west side of it. Teach also advised that the Society would need permission from DOT and the Trail Bureau in order to build next to the rail trail. Urie asked if the structure would meet the setbacks and the response was there is 350’ of road frontage. Robart asked if this would be a permanent structure and the response was yes as they would drive the Coach straight through the building. Powers asked if the Society was considering climate-control and the response was hopefully in the future. Delaney asked what the distance to the rail bed from the rear of the building is and the response was 17’. Delaney stated the board would need the actual dimensions and information from the State in order to make an informed decision. Powers stated the Society would need to go before the Zoning Board of Adjustment for a Variance. Robart asked if the harnesses for the horses would be stored here and Teach responded she is unsure. Teach indicated to the board that the Society may need to provide a better survey.

Non-Binding Consultation: A potential subdivision for Dan Labonte with Ryan Labonte representing for property on Currier Road, Tax Map 10, Lot 744,015 in the Forest / Agricultural Zone

Labonte indicated that the property was subdivided in 2021 and there is a potential purchaser of the area that abuts up to Boston Hill Road should another subdivision be allowed. It was determined that there is no road frontage for another subdivision. Wells stated he thought this may meet the Conservation Subdivision requirements.

Non-Binding Consultation: Site Plan / Change of Use for UpKeep Property Maintenance at 164 Main Street, Tax Map 19, Lot 628,252 in the Village Zone

Moyer advised that because there is a new business operating at this location, a Site Plan Review / Change of Use is necessary. Lee indicated that this is an LLV and there is no office in the building and they have an agreement with Art Urie and an agreement with Nick regarding parking spots.

Reports & Updates

Jim Delaney – Select Board

Delaney advised that the Select Board has not met with the Solar people yet.

Duclos – Budgets

Duclos stated she will send out budget information and the board needs to work on the Master Plan.

Robart indicated that Andover needs representation to the Lakes Region Planning Commission and stated that Harvey Pine would make a great representative.

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

Respectfully submitted,

Lisa Meier

Recording Secretary