APPROVED

Planning Board Minutes

October 22, 2019

Members present: Nancy Teach, Chair; Art Urie, Vice-Chair; Randy Monti; John Hodgson and Dave Blinn, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator, Dave Powers, potential board member; Donna Duclos, potential board member; Eric Pospesil; Bob Irving and Rebecca Brooks.

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

Minutes of 10-08-19

Monti – Motion to approve as amended

Urie – Second

Vote – Unanimous to approve

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.

Hodgson made a motion to continue the hearing to November 12, 2019.

Public Hearing – Eric Pospesil of Horizon Engineering as agent for Connie McLeod for a minor subdivision on Monticello Drive in the Agricultural / Residential Zone. The property is Tax Map 18, Lot 032,001

Pospesil presented a minor subdivision application and a plan of the proposed subdivision. The property consists of 20 acres of which 4.08 acres are to be divided out and retained as the former town landfill. It was explained that the landfill is covered and monitored. Abutter John Ohler came into town hall prior to the hearing with concerns of possible future subdivisions but is in favor of the proposal. Brooks asked what the minimum lot size and road frontage are and the response was two acres and two hundred fifty feet of road frontage. Urie made a motion to approve the minor subdivision. Hodgson seconded the motion and the board voted unanimously in favor of approving the minor subdivision.

Update for Deb Brower for a lot line adjustment with Karen Cangiano on Bradley Lake Road. The property is Tax Map 13, lots 200,172 and 185,100 and is in the Forest / Agricultural Zone.

Moyer did not receive any input from abutters. Therefore, the signed document was approved.

Discussion to select an engineer or other expert to review plans submitted by Champagne to make sure they comply with the operational and reclamation standards of Andover’s Excavation Regulations. Consideration will be given to issues related to blasting and crushing stone, noise and dust control, and storm management

The board is waiting to hear back from GZA and Bower. Maine Drilling stated it would be a conflict of interest.

Additional Items as time allows

1. Planned Unit Development – Urie distributed a proposed Conservation Subdivision draft for the boards review.
2. The Planning Board budget will be presented to the Selectboard on November 7, 2019 and the final budget on December 18, 2019. Urie stated the abutter mailings do not have to be sent certified, just priority mail or signature required. Teach will research notices and newspaper notices.
3. Zoning Administrator – Moyer stated Tri-Forge Auto has applied for retail vehicle sales and need to come before the Planning Board. Moyer asked if there was anything in writing regarding a Special Exception for Ragged Mountain Fish & Game Club. A conference for the Municipal Association will be held on November 13, 2019 and will distribute details via email.
4. Selectboard Update – Blinn stated a listing of town properties is being worked on. The Governors Executive Council will meet on December 15, 2019 regarding the town ownership of White Oak property. A public meeting will be held on October 28, 2019 regarding an appointed road agent and a 5-year plan; a second meeting will be held on December 9, 2019 at 6:30 p.m.

There being no further discussion, Phelps made a motion to adjourn at 9:00 p.m. Urie seconded the motion and the board voted unanimously in favor of adjourning at 9:00 p.m.

Submitted by,

Lisa Meier, Recording Secretary