APPROVED

Planning Board Minutes

October 8 2019

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

Also present: Pat Moyer, Planning & Zoning Administrator, Dave Powers, potential board member; Donna Duclos, potential board member; Deb Brower; Eric Pospesil; Chris Dumont; and Jerry Hersey.

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

Minutes of 09-24-19

Urie – Motion to approve as amended

Phelps – Second

Vote – Unanimous to approve

Public Hearing – 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.

Teach re-opened the hearing at 7:15 and Moyer stated that she had contacted George Bower, Maine Drilling and Blasting, GZA GeoEnvironmental and Russ Thibeault for fees and scope and Bowers and GZA will have something as soon as possible; however, Maine Drilling has not yet responded. Thibeault responded that he does not do this type of work. Phelps made a motion to continue the hearing to Tuesday, October 22, 2019. Urie seconded the motion and the board voted unanimously in favor of continuing the hearing to Tuesday, October 22, 2019.

Non-Binding Consultation – 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 property. 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. Hodgson asked about the locations of the monitoring stations and the response was they are indicated on the map and were pointed out to him. The board reviewed the application and Urie made a motion to deem the application complete. Phelps seconded the motion and the board voted unanimously in favor of deeming the application complete. A public hearing is scheduled for Tuesday, October 22, 2019 at 7:15 p.m.

Non-Binding Consultation: 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.

Brower presented a map of the property and indicated the current lot line along with the proposed lot line as the property owners have agreed on the location. An email was received from Karen Cangiano advising that she is in agreement with this. The board will act on this application on Tuesday, October 22, 2019 at 7:30 p.m.

Non-Binding Consultation: Chris Dumont for property at 126 Hoyt Road, Tax Map 15, Lot 721, 427 in the Forest / Agricultural Zone

Dumont presented the tax map for the property location and advised that it is a land-locked property with no road frontage; however, he has a State permit to use the fifty foot right-of-way on Jesse Mulder’s property to access his own property. A deed was presented indicating the right-of-way. The board advised he would have to go before the Zoning Board of Adjustment for a variance to the road frontage requirement.

Additional Items as time allows

1. Urie distributed a draft Planned Unit Development ( P.U.D. ) that he, Hodgson and Monti created for the boards review. Public hearings need to take place as it is a Zoning Ordinance Amendment. Minimum lot sizes need to be established for each zone and 25 acres seems to be the preferred size at this time. An open space, common use and a conservation area for each PUD needs to be established. Setbacks will be the same as in each zone currently. The size of the home needs to be determined.
2. Blinn stated that the Selectboard is putting together a Department of Public Works; a list of work for the road agent and numbers for the 2020 budget.

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