

APPROVED  
ANDOVER PLANNING BOARD  
MEETING MINUTES  
March 22, 2016

Members present: Nancy Teach; Jon Warzocha; Art Urie; Pat Moyer; Doug Phelps; Paul Currier; and Lenny Caron, Alternate

Also present for duration of appropriate items: David Powers, Zoning Administrator; Martin Fairall; Pierre Bedard and Randall Costa

Organization of the Board

Chair – Warzocha nominated Teach; Urie seconded the nomination and the board voted in favor of Teach as Chair

Vice-Chair – Teach nominated Warzocha; Phelps seconded the motion and the board voted in favor of Warzocha as Vice-Chair.

Recording Secretary – Phelps nominated Moyer; Warzocha seconded the motion and the board voted in favor of Moyer as Recording Secretary

Minutes of January 26, 2016 meeting

Urie – Motion to approve as amended

Currier – Second

Vote - Unanimous

Announcements / Correspondence

1. Randall Costa has an interest in serving on the Planning Board. Teach made a motion to request the Selectboard to appoint Costa as an alternate member. Currier seconded the motion and the board voted in favor of requesting the Selectboard to appoint Costa as an alternate member.
2. The Planning and Zoning Coordinator position was passed at town meeting. Criteria will include an associates degree, office experience and organizational skills. The position will be twenty hours per week.
3. Planning Board resources – Urie created and distributed a binder for each board member which includes all pertinent documents i.e. Zoning Ordinance; Regulations, etc.

Martin Fairall – Public Hearing for 153 Old College Road for a lot merger

Teach opened the public hearing at 7:30 p.m. Fairall presented a diagram with his proposal for the merger of two lots in order to add on to his barn. The total acreage will be 9.29 acres. There being no further discussion, the public hearing was closed at 7:32 p.m. Warzocha made a motion to approve the lot merger. Urie seconded the motion and the board voted unanimously to approve the lot merger.

#### Lenny Caron – Bridge Road Gravel Pit

The board reviewed the excavation application permit. The following conditions were required by the board:

1. Upon completion, the grades will be consistent with surrounding are.
2. Outside excavation area with remaining slopes to be no steeper than 3 to 1 unless the owner can provide a proper stabilization plan to confirm adequate long-term erosion control.

Warzocha made a motion to approve the excavation application permit with the previously determined conditions and for the applicant to confirm that a shoreland permit is not necessary. Phelps seconded the motion and the board voted unanimously in favor of approving the excavation with the conditions.

#### Pierre Bedard & Scott McDonald – non-binding consultation for property on Bradley Lake Road

Bedard presented a shoreland plan and a septic system plan which was previously approved in 2011. Shoreland rules have changed; therefore, a new septic system plan has been submitted for approval by the State. It was asked what size the lot is and the response is 12,000 to 15,000 square feet. The Andover Village District water supply intake is approximately 300' from the property. Warzocha stated he is concerned with setting a precedent of development around the public water supply. Teach stated she also has concerns with this. Urie and Currier stated that because this is an existing non-conforming lot ~ I did not get everything that was said on this! Urie made a motion the deem the site appropriate for the use with conditions. Moyer seconded the motion and the board voted unanimously in favor of deeming the site appropriate for the use with conditions.

#### Discussion and updates as time allows:

1. Powers stated that the Planning Board may want to reschedule their meetings for September 13; November 8 and December 27, 2016
2. Powers stated that in listening to board members discuss their upcoming workload, they may want to consider dividing the workload amongst the board members.
3. Zoning Ordinance amendments – Urie distributed his thoughts in writing as to “why amendments are necessary at this point in history”.

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

Respectfully Submitted,

Lisa Meier, Recording Secretary