

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
April 26, 2016

Members present: Nancy Teach, Chair; Art Urie; Pat Moyer; Doug Phelps; Paul Currier; Randall Costa, Alternate

Also present for duration of appropriate items: Todd Goings; Brett Kay, Nobis Engineering; Mike Shea, Belletete's; Jack Belletete, Belletete's; Bill Bates, Belletete's; Ted Kendrick; John Kinney.

Minutes of April 12, 2016 meeting

Urie – Motion to approve as amended

Moyer – Second

Vote - Unanimous

Announcements / Correspondence

1. Teach drafted a revised Notice of Lot Merger for recording at the Merrimack County Registry of Deeds and the board adopted it.

Public Hearing: Belletete's - Site Plan Review for a new hardware store on the northwest side of Route 11 at 33 Ten Penny Lane

Teach opened the public hearing at 7:30 pm. A lot merger application was presented along with a written request for a waiver for II.2.1.E (shape, size, height and location of existing structures located within 200' of the site). A plan of the proposal was presented including the location of the trash enclosure, a concrete pad for the 500 gallon propane dispensing area; and location of the underground 1000 gallon propane tank. Currier made a motion to deem the application complete as all pending items have been presented. Teach seconded the motion and the board voted unanimously in favor of deeming the application complete. In review of the plan, Costa asked why the trash enclosure was being brought forward and the response was that repair items will be stored in the previously proposed area. Goings asked how close to the river the 500 gallon propane tank will be and the response was 360'. Goings asked if the building was going to be energy efficient and the response was yes. Goings asked if there had been any thought for outside drainage that goes under the brick patio and the

response was that it will drain to the retention pond and any quick rain will disappear almost immediately. The retention area will be vegetated. There being no further discussion, the public hearing was closed at 7:45 p.m. Currier made a motion to approve the Site Plan as presented. Phelps seconded the motion and the board voted unanimously in favor of approving the Site Plan as presented. The Board Chair and Recording Secretary signed the lot merger application.

Discussion and updates as time allows:

1. Future meetings need to be rescheduled due to elections and town meetings. The September 13, 2016 meeting will be held August 23, 2016; the November 8, 2016 meeting will be held November 1, 2016; and the March 7, 2017 meeting will be held March 14, 2017.

Ted Kendrick – possible annexation for property on Tucker Mountain Road

Ted presented a diagram / tax map copy of his property at 227 Tucker Mountain Road and the adjoining property (253 Tucker Mountain Road) which is for sale. He would like to purchase the property and annex a portion of the new property to his property allowing 10 acres into current use. The remaining area of 17 acres will be in current use plus the building area. Currier advised there would be a concern with the 4 to 1 depth to width ratio.

There being no further discussion, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary