

ANDOVER PLANNING BOARD  
APPROVED MEETING MINUTES  
May 23, 2017

Members present: Nancy Teach, Chair; Randall Costa, Vice-Chair; Paul Currier; Art Urie; Doug Phelps, Jon Warzocha; and David Blinn, Ex-Officio

Also present for duration of appropriate items: Dave Powers, Zoning Administrator; Pat Moyer, Zoning & Planning Coordinator; John Guiheen; Dillon Gortney; Jeff Newcomb; Dan Merzi; Charles Hirshberg; and Ray Critch.

Minutes of May 9 2017

Urie – Motion to approve as amended

Currier – Second

Vote – Unanimous

Announcements / Correspondence

1. Lakes Region Planning Commission annual meeting notice received.
2. Capital Improvement Plan inquired whether the Planning Board has any projects at \$10,000 for a time-frame of five years. The board agreed that there were no projects and Teach will notify Town Administrator Marj Roy.
3. Teach and Currier met with Dan Coolidge, Zoning Board of Adjustment Chairperson regarding the procedure for Planning Board input on site suitability for Special Exceptions. A draft document, Finding of Site Use Appropriateness, was created that could potentially be used by the Planning Board for determining site suitability. It was agreed to confirm the appropriate approach to this matter with Town Counsel. Costa was tasked with formulating the relevant questions in an email for counsel.
4. There is now a word copy of the Zoning Ordinance.

Planning and Zoning Coordinator

1. The Home Occupation Registration Form has been submitted to the Selectboard for a vote of approval.
2. The Zoning Board of Adjustment files being merged with the Planning Board files are half completed.

Site Suitability for Dan Merzi and Charles Hirschberg for 14 Potters Lane

Merzi stated that he had gone before the Zoning Board of Adjustment for three Additional Special Exceptions; however, was advised that the Planning Board had not deemed the site suitable for the use requested. The requests were to operate a contractors yard with outside storage; have a construction material storage yard; and to level a section of the property in order to store the materials. Warzocha stated that there were only two parcels of the four that Merzi owns and Merzi should include any potential future uses into the Additional Special Exception application for their hearing with the Zoning Board. Warzocha made a motion to deem Tax Map 28, lot 059,160 suitable for a building contractors yard including outside storage of equipment and material on the Agricultural / Residential portion of the lot. Urie seconded the motion and the board voted unanimously in favor of the motion. Warzocha made a motion to deem Tax Map 28, Lot 085,090 suitable for sales of construction materials and similar goods requiring outside storage on the Agricultural / Residential portion of the lot. Urie seconded the motion and the board voted unanimously in favor of the motion. Currier

made a motion to deem excavation of earth materials on a section of the Agricultural / Residential portion of Tax Map 28, lot 085-090 solely for purposes of leveling in order to store materials. Phelps seconded the motion and the board voted unanimously in favor of the motion.

#### Selectboard Update – Dave Blinn

1. Work was started on the Maple Street bridge.
2. The State indicated that the Morrill Hill Road Bridge plan formulated by Hoyle and Tanner, the engineers contracted by the Town, was approved by the State.
3. There was a presentation by Granite State Power Link during the May 15 Select Board meeting regarding an alternative to Northern Pass which would utilize existing power line right-of-ways, including the high-tension corridor through Andover, and which, unlike Northern Pass, would be allowed to sell power to New Hampshire utilities. The project would widen certain sections of the corridor in Vermont and northern New Hampshire, but not in Andover. The project would raise, on average, one in five of the existing high-tension line towers – Granite State promised that any changes for Andover would be presented publicly with opportunity to comment before the changes were finalized.

#### Zoning Administrator – Dave Powers

1. Property owner at 322 Main Street will apply for a building permit for the expansion of the second floor. Powers requested a letter from the owner confirming that the space will not be an additional dwelling unit, since the owner is not applying for an ADU.
2. An inquiry was received from a Proctor student as part of an Advanced Placement Environmental Sciences class to place a large scale turbine on top of Blackwater Ski Area. Powers provided the student with the wind ordinance.
3. The purchaser of the fifth lot of the Ambrose Subdivision challenged the sprinkler covenant in the property's deed, as required as part of the approved subdivision plan for the property. Powers informed the purchaser that the property owner also has the option to install a fire pond.

#### Subdivision Application Revision – Randall Costa

Teach will provide edits to Costa.

#### Work on PUD and/or Conservation Subdivision – Randall Costa and Paul Currier

Currier and Warzocha reviewed the framework for the ordinance. The board needs to review for procedures. A letter to Ragged Mountain Fish & Game Club was drafted for the board's review to respond to the email received from John Hodgson.

#### Additional Items for Consideration

1. The June 27, 2017 meeting will be a work meeting for the PUD.

There being no further discussion, the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary