

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
June 27, 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

Minutes of May 23 2017

Phelps – Motion to approve as amended

Currier – Second

Vote – Unanimous

Minutes of June 13, 2017

Phelps – Motion to approve as amended

Costa – Second

Vote - Unanimous

Announcements / Correspondence

1. A letter was received from McFarland & Johnson, an engineering firm acting on behalf of NHDOT, regarding rehabbing three bridges on state highways, two in Andover and one in Danbury. The letter was referred to Dave Blinn and he will discuss with the Selectboard.

Planning and Zoning Coordinator

1. The owner of 474 Main Street met with Pat to discuss his file relative to construction of an apartment and Pat advised him that he needs to meet with the Zoning Administrator.

Selectboard Update

1. Dylan Gortney inquired regarding attending the Planning Board meeting on June 27, 2017 and was given contact information for Nancy Teach, Planning Board Chair.
2. A solid waste round-table discussion pertaining to a new lay-out for the transfer station will be attended by Selectboard members David Blinn and Vicky Mishcon, Town Administrator Marj Roy and Transfer Station Manager Reggie Roy.

3. The Selectboard is reviewing what needs to be done to bring the gravel roads in town back up to the standards they should be at.
4. There will be an Emergency Management Services meeting on Wednesday, June 28, 2017.
5. The Selectboard approved Jack and Lisa Braley to construct a home on Monticello Extension, a private road. The Planning Board advised that RSA 674:41.I (d) requires review and comment by the Planning Board before the Selectboard authorizes issuance of building permits on a private road. Discussion regarding Planning Board approval took place. David Blinn will review the record, following which the Planning Board will discuss further.
6. The Selectboard is negotiating for the lease of town property near the transfer station for a cell tower.

PUD Discussion & Work Session

The Board conducted a work session on Planned Unit Development (PUD) in the context of the priorities to be implemented under the Andover Town Master Plan. The Board reviewed the foundation for PUDs in NH law, the flexibility of PUDs, and the constraints that could be applied to PUDs. Allowance for PUDs would require amendment of the Zoning Ordinance approved at Town Meeting. Examples of PUDs in NH were discussed. Advantages of PUD structure, particularly the preservation of open spaces in return for greater habitation density, were discussed, as well as potential disadvantages, particularly relating to the risk of increased development in areas that otherwise would not be economically suitable. The Board's work session concluded with a larger review of Master Plan priorities to protect open space and avoid development that runs counter to the preservation of Andover's rural and scenic character, and also to provide appropriate support for new business development. Next steps include tabulation of building statistics in Andover over the last 10 years, and assessment of the extent to which that building activity has been consistent with the data regarding applications filed and granted with the ZBA for exceptions and D1 Special Exceptions. Once this data is gathered and assessed, the Board will seek to prioritize actions under the Master Plan and determine whether the inclusion of the potential for PUD is appropriate.

There being no further discussion, the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary