

APPROVED  
ANDOVER PLANNING BOARD  
MEETING MINUTES  
July 11, 2017

Members present: Nancy Teach, Chair; Randall Costa, Vice-Chair; Paul Currier; Art Urie

Also present for duration of appropriate items: Dave Powers, Zoning Administrator; Pat Moyer, Zoning & Planning Coordinator; John Guiheen; Dylan Gortney; Tom Guiheen

Minutes of June 27, 2017

Currier – Motion to approve as amended

Costa – Second

Vote – Unanimous

Announcements / Correspondence

1. In June the chairs and vice-chairs of the town boards met with the Selectboard and Town Administrator Marj Roy regarding procedures of boards, ethics, and communication between committees and boards.
2. Nancy spoke with Tyler Haynes of McLane Middleton Law Firm and they will be present at the August 8, 2017 meeting of the Planning Board regarding the proposed cell tower to be located on town property near the transfer station. Costa stated he would like Teach to request plans, engineering specs, and a draft contract prior to the meeting for review by board members. Teach will refer Tyler to Article VII Section 2.3 of the Zoning Ordinance.

Zoning Administrator

1. Jon Warzocha had questioned at the last Planning Board meeting about structures on Morey Hill Road, a Class VI road, possibly in violation of the Selectmen's Class VI road policy and state laws. Powers investigated and found a camper, screen house and portable saw mill with sawn lumber. The camper and screen house appear to have been there for some time. The property is in the Forest / Agricultural Zone and is on a Class VI road. It was the consensus of the Planning Board that the current structures and sawmill activity are not in violation of town or state restrictions relative to structures on Class VI roads. Dave will contact the property owner to apprise him of the town policy and of state law prohibiting new structures on Class VI roads without explicit Selectboard approval.
2. A property owner on West Shore Road complained about the neighbor, who has lake access via a common 15 foot right-of-way possibly having a boat dock and boat that encroaches on his property. David advised the property owner to refer to the DES requirements for docks.

3. There is a storage container at 941 Franklin Highway with electrical cords running to it and the Selectboard is concerned that it may be being used as a residence.

Non-Binding Consultation: Dylan Gortney, 1 Potters Road, Tax Map 29 Lot 880,208 in the Agricultural / Residential District

Gortney presented a diagram of the property indicating the existing structure and proposed changes to the property including a display area, an addition to the existing structure, construction of building for a parts store, retail sales and an office; and a new well and septic. Questions of the board include will there be an inspection station and the response was yes; will there be any signage and the response was yes; will there be any lighting and the response was only exterior lighting for security; how long will items be in the display area and the response was no more than 120 days. John Guiheen stated that this property has been commercial use since prior to zoning. Teach stated site suitability will be needed from the Planning Board; a rear setback variance and a Special Exception will be needed from the Zoning Board of Adjustment; and then a Site Plan Review from the Planning Board will be needed. The board requested a more detailed diagram including elevation lines.

Subdivision Application Revision

The revision continues to be worked on by Costa and Currier.

PUD Discussion

Powers did background research to 1997 pertaining to building permits, new homes, commercial properties and renewable energy. A spreadsheet was created and distributed to board members for review and future discussion.

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

Respectfully Submitted,

Lisa Meier, Recording Secretary