

Approved  
ANDOVER PLANNING BOARD  
MEETING MINUTES  
July 25, 2017

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

Also present for duration of appropriate items: Dave Powers, Zoning Administrator; Pat Moyer, Zoning & Planning Coordinator

Minutes of July 11, 2017

Currier – Motion to approve as amended  
Costa Urie Second  
Vote – Unanimous

Announcements / Correspondence

1. Larry Chase of the Andover Institute contacted Teach inquiring if the Planning Board would have any interest in speakers pertaining to tiny houses.
2. Documents from McLane Middleton regarding the proposed cell tower.
3. Teach communicated with Dan Coolidge, ZBA Chair, regarding the Site Suitability process for Special Exceptions.
4. No Planning Board meeting will be held on 8/22. It's our summer vacation day!!

Planning and Zoning Coordinator

1. A draft spreadsheet was created of the Zoning Board of Adjustment approvals and denials for the past 10 years.

Zoning Administrator

1. The property at 941 Franklin Highway was determined to have no residents at this time.
2. Powers received an inquiry on property between Bog Pond and Route 4A wanting to know what the Ordinance states about road frontage and lot size in this area. Powers found that this property is in the FA zoning district and it abuts Bog Pond, a prime wetland. There is no verbiage in the Town's Ordinance regarding setback from prime wetlands.

Zoning Ordinance

Teach will send the Zoning Ordinance "word document" to board members

### Lighting Standards

Warzocha has concerns regarding lighting standards in the Ordinance, and how the standards are applied during the Site Plan Review process. Warzocha will work on this for the next Planning Board meeting.

### Additional Items for Consideration

1. A packet was received pertaining to the proposed Verizon cell tower on town land, to be leased, near the transfer station. The board reviewed the packet and determined that the application is incomplete in that there is no information pertaining to other tower or locations that could potentially be used. Teach will communicate with McLane Middleton regarding scheduling a nonbinding consultation to review the procedural requirements for review with the application and confirm what is required for a complete application.

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

Respectfully Submitted,

Lisa Meier, Recording Secretary