

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
June 28, 2016

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

Also present for duration of appropriate items: Pat Moyer, Planning & Zoning Coordinator

Minutes of June 14, 2016 meeting

Currier – Motion to approve as amended

Phelps – Second

Vote - Unanimous

Planning & Zoning Coordinator:

1. Continues working on organizing the files.
2. Provided copies of the current town zoning map and The Planning Board in NH A Guide for Local Officials
3. Reviewed the Office of Energy Planning Manual and has determined that there is no State law requiring an agenda; however, notice of meeting is required.
4. Found that any site visits require a notice of meeting and minutes are required only if there is a quorum.
5. Moyer stated there is a new fitness center in the Proclaim building and was concerned with change of use. The board will discuss at the next meeting how to address the businesses in town.

Announcements / Correspondence

1. Teach stated she had received a phone call from a town resident requesting the Planning Board act on a driveway permit request that had been submitted. The board determined the permit request shall go to the Road Agent.
2. Proctor Academy indicated they have an amended plan for the dining hall currently under construction and would like to know if abutters need to be noticed of the change. The board expects that due to small

modification to Site Plan approved in the fall of 2015, abutters do not need to be notified. Proctors plans will be discussed at the July 12, 2016 meeting of the Planning Board.

Val Somers of Claremont Properties, LLC for 519 Main Street (formerly Dalbello)
Change of Use – non-binding consultation

Somers indicated he has purchased the former Dalbello property and has been approached by an injection molding company and would like to know what will be required by the Planning Board. The board advised a Site Plan Review will need to take place.

Discussion and updates as time allows:

1. The existing town zoning map is from 1974. The board discussed a definitive printed form of the map that can be accessed digitally. Phelps indicated Lakes Region Planning Commission is still working on the map and unless anything has changed on the map, there will be no need for a Warrant Article for town meeting.
2. Bog Pond – The board concurred the easement is a good idea and that the Conservation Committee should be the committee that should initiate the easement.
3. A revised flowchart for General Application Guidelines was distributed, reviewed and approved by the board.
4. Potential New Ordinance - Warzocha and Costa are working on established, alternative planning precedents that are consistent with the Master Plan and that potentially could address development for communities with non-standard subdivision or ownership structures. This might include e.g. any future growth of Ragged Mountain Fish and Game Club. With respect to Ragged Mountain Fish and Game, the Planning Board would like to meet with representatives of Ragged Mountain Fish and Game Club to better understand future plans of the club and further consider alternative planning tools that would be appropriate for these and other similar structures. It was noted that at present there is no building or development proposal from Ragged Mountain Fish and Game Club before the Planning Board.
5. Warrant Article Discussion – Currier states the board could move forward with accessory apartments. Urie stated the board should move forward with the public discussion about potentially eliminating D1 Additional Special Exception. Currier stated the Use Tables should be totally

inclusive on what the towns people would like for uses in town.
Warzocha states an article is needed for the August 2016 issue of the
Andover Beacon and will draft the article.

There being no further discussion, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary