

APPROVED
ANDOVER PLANNING BOARD
MEETING MINUTES
July 26, 2016

Members present: Nancy Teach, Chair; Paul Currier; Randall Costa; Art Urie; David Blinn, Ex-Officio

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

Minutes of July 12, 2016 meeting

Currier – Motion to approve as amended

Costa – Second

Vote - Unanimous

Announcements / Correspondence

1. The board will meet with Ragged Mountain Fish & Game Club on Tuesday August 9, 2016 at the property.

Planning & Zoning Coordinator:

1. Distributed Driveway Permit Application and Driveway Regulations including the old and new forms. The board reviewed and made several revisions.

Brian Signor – final Planning Board approval

Brian had contacted Moyer indicating the Planning Board had not done a final approval on his application. Currier made a motion to approve his application; Urie seconded the motion, and the board voted unanimously in favor of approving his application.

Anne Griffin – Non-binding consultation for possible subdivision on Tucker Mountain Road

Griffin explained to the board that her family owns a total of 65 acres with 1300' of road frontage and she would consider dividing the property into four five-acre lots and would like to know what steps to take for a subdivision. The board advised that this would be a major subdivision and a survey is needed and then she should apply for a Special Exception to the Zoning Board of Adjustment in order to get a building permit. Griffin asked if there were any regulations pertaining to the type of home can be built on the property. The board advised

there is a minimum square footage of 480 square feet and a height limit of 35' and if the lots will be less than five acres, a State subdivision approval is needed. Attention needs to be given to the 4:1 depth to width ratio required by the Zoning Ordinance.

Zoning Administrator

1. Martin Fairall indicated he would like to continue his driveway as a loop around his home. Powers advised Fairall would need to speak with Road Agent John Thompson and Fairall stated Thompson had no concerns. Powers asked if Fairall would have to file a separate driveway permit and the response was yes.
2. Powers inquired if there was any time-frame that an RV camper can be on a lot of record for seasonal usage and the response was the timeframe is unlimited. Powers asked if a septic installation would make this a residence. The consensus of the board was that provided the RV was removed every now and then for a substantial length of time the board would have no concerns. Powers will clarify with Avitar for verification as to when this would become taxable.

Procedures for filing with the Registry of Deeds & Fees

The town received legal advise that the town is responsible for filing at the Registry of Deeds. The Notice of Lot Merger will be updated to reflect this.

Accessory Dwelling Units

Teach is still working on this.

Ragged Mountain Fish & Game Club Meeting

Teach spoke with John Hodgson inquiring what the club is requesting from the Planning Board. Currier and Costa stated that Ragged Mountain Fish & Game Club should provide details to the Planning Board of their vision including key elements of the community and governance, infrastructure and future evolution and present to the Planning Board.

Discussion and updates as time allows:

1. Work on PUD & Conservation Subdivision is still being done.
- There being no further discussion, the meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Lisa Meier, Recording Secretary