

August 11, 2020, 7:00 PM

Planned Unit Subdivision Working Group, met by Zoom

Present: Art Urie, Chair, Doug Phelps, Randy Monti, John Hodgson, Dave Powers, Donna Duclos

The minutes of the meeting of August 4, were approved as distributed.

The group spent a lot of time talking about permitted uses in a conservation subdivision. The group decided that the possible uses in the building lots or building locations, was different from the possible uses in the designated open land, undeveloped area. It was decided to treat the uses in the two areas separately. Randy Monti volunteered to do an introductory section on the Open Land area and possible uses.

The group talked about a variety of ways of organizing uses – one possibility would be to make the permitted uses in the Conservation Subdivision the same as the permitted uses in the zoning district in which the Conservation subdivision was located. It was agreed that the primary uses would be residential. Several possibilities were considered but no conclusion was reached.

More work needed.

Doug Phelps, Secretary pro-tem

Meeting Minutes August 18<sup>th</sup> 2020

Planning Board Subcommittee – Conservation Subcommittee

Attendees: Doug Phelps, Randy Monti, John Hodgson, Art Urie

Meeting opened at 7:00pm

Minutes of August 11 meeting were approved as distributed

The committee voted to set the quorum to 4 members. Moved by Doug Phelps, Seconded by Art Urie and unanimously voted.

\*The committee discussed permitted uses for the proposed conservation subdivision residential area, editing the working document for each of the Andover Zones. The committee found that all of the zones would have the same permitted uses for the conservation subdivision.

\* Next, the committee reviewed the base working document previously prepared by Art Urie, using edits proposed by Randy Monti, the document was updated following discussion on each section.

\* The next proposed meeting date is August 25th .

Meeting Adjourned at 9:01pm

Respectfully Submitted by, Doug Phelps

Andover Planning Board  
Working Group on Conservation Subdivisions  
Meeting of August 25, 2020  
Present: Art Urie, Doug Phelps, Randy Monti, Donna Duclos, John Hodgson

Meeting called to order at 7:00 p.m.

1. Approval, after slight emendation, of minutes of August 18, 2020 working group meeting.
2. Randy Monti informed us of a new development. Through a friend, he had just learned of recent work by the Chichester, NH Planning Board on its own new conservation subdivision zoning regulations. He had now seen those regulations and advised us that they could give us important guidance; he thinks Chichester produced a superb document. Accordingly, he will provide our working group with copies of the Chichester regulations, which we expect to discuss at our next meeting.
3. Randy had circulated two versions of possible regulations governing permitted uses of Open Space areas in Conservation Subdivisions. One version prohibited any development in the open space (apart from forest management, agricultural cultivation, passive trail and recreational uses, and snowmobile trails); the other permitted a few other uses (including animal husbandry, formal playgrounds). He had adapted these from the NH DES "Conservation Subdivision" guidelines. (See pp. 60-61, 73-76 of "Innovative Land Use Planning Techniques: A Handbook for Sustainable Development".

[https://www.des.nh.gov/repp/documents/ilupt\\_complete\\_handbook.pdf](https://www.des.nh.gov/repp/documents/ilupt_complete_handbook.pdf) . )

We worked our way through all his draft regulations, tentatively agreeing to revise some, delete a few others. (Some specifics: in A.6.b, add "recreation structures or play equipment"; B.2, delete all (good, but unnecessary); B.8, possibly delete; B.10, delete "dwelling units", "private" (twice); possibly B.10 could be deleted entirely? (RSA 479-A may make it unnecessary); C.6 (add "by the developer" after "shall be prepared") (by possibly all of C.6, too, could be deleted).

Randy will recirculate the document with our discussion points highlighted for future review.

4. Next working group session scheduled for September 1, 2020, 7:00 p.m. We plan to review and discuss the Chichester PB document then.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,  
John Hodgson