APPROVED

Planning Board Minutes

September 12, 2023

Members present: Ken Wells, Chair; Jacob Gilman, Vice-Chair; Nancy Walsh-Robart; Donna Duclos; Art Urie; Roland Carter, Ex-Officio; Jessica Rand; and Brian Thomas, Alternate

Also present: Nancy Teach; Doug Phelps; Pat Moyer, Planning & Zoning Administrator; Lisa Meier, Secretary

Chair Wells opened the meeting at 7:00 p.m. with roll-call.

Minutes of August 8, 2023

Duclos – Approve

Rand – Second

Unanimous – Vote to approve

Site Plan Completeness Review – Andover Historical Society, 89 Depot Street, Tax Map 27, Lot 770,093 in the Village District

The Site Plan Review Application was reviewed and Gilman noted that all questions on page 7 pertaining to Commercial are indicated as Not Applicable. Teach advised the Zoning Board of Adjustment granted a variance pending conditions. Moyer read the decision from the Zoning Board. Phelps indicated this is a 3-rod road (49.5’) The survey for the freight shed indicates the right-of-way and Phelps is confident the setbacks are met as asked for by the Zoning Board. Wells asked if they would be keeping up with the historic structures and the response was they will not be disturbing much. Urie asked if they envisioned parking and the response was parking would be near the freight shed and away from the rail trail. Gilman asked if the structure would have a glass front and back and the response was just the front will be glass. Wells stated he remembered it being mentioned that there was a scale model and the response was yes there is and Teach will make sure they have it at the public hearing. Gilman asked if there would be lighting under the front and on the inside and the response was yes and they are also considering solar. Thomas asked where the idea for this structure come from and what the cost is and the response was $30,000. Wells asked if there were any plans for the trailer and the response was it would probably stay where is currently is. Urie made a motion to deem the application complete pending receipt of fees, a hold harmless agreement and the map. Duclos seconded the motion and the motion passed. The public hearing is scheduled for Tuesday, October 10, 2023 at 7:10 p.m.

Master Plan – Continued Discussion of Informational Session

Another meeting of the Master Plan Update Committee was held on Saturday, September 16,2 023 at 10:00. Wells stated he would like to table the idea of inviting the businesses and keep the Mater Plan Update Committee and the Vision 2050 Discussion separate. Carter stated the Master Plan needs to be the focus at this time. Gilman stated that the survey questions need to be finalized. Thomas spoke briefly about Proctor’s Master Plan Update and indicated they have immediate and long-term goals built into it. Duclos asked how soon before the survey can get out and the response was in approximately a month. Gilman will write an article for the October 2023 Beacon.

Report of the Select Board

Carter stated that they are moving forward with the Lawrence Street Bridge and Cilleyville Road will be paved soon.

There being no further discussion, Duclos made a motion at 8:25 p.m. to adjourn. Walsh-Robart seconded the motion and the motion passed.

Respectfully submitted,

Lisa Meier

Recording Secretary