APPROVED

Planning Board Minutes

September 14, 2021

Members present: Nancy Teach, Chair; Art Urie; John Hodgson; Dave Powers and John Kinney, Ex-Officio. Ken Wells joined the meeting at 8:00

Also present for duration of appropriate items: Pat Moyer, Planning & Zoning Administrator; Karine Dumont; Joanne Edgar; Scott & Nancy Robart; Margaret Weathers; Trudy & George French; and Lisa Meier, Recording Secretary

Teach opened the meeting at 7:00 p.m.

Minutes of August 10, 2021

Hodgson - Motion to approve as amended

Urie – Second

Unanimous – Vote to approve as amended

Announcements

1. Teach stated that she is working on the Planning Board budget for 2022 and there is a push for an assistant for Pat Moyer.
2. There is a 7-town coalition being created regarding housing development issues and Susan Chase and Cindy Benson are hosting the viewing of a video regarding this on October 6 at The Hub.

Non-Binding Consultation: Completeness Review for Scott & Nancy Robart for property at 856 Main Street, Tax Map 21, Lot 723,590 regarding a previously approved shop

A Site Plan Review Checklist and Application was presented to the board for review. The plan / proposal was previously approved in 2010. Hodgson asked if there was a time-limit on an approval and the response was Powers will check the statutes on this. There being no concerns with the board, Kinney made a motion to deem the application complete. Urie seconded the motion and the board voted unanimously in favor of deeming the application complete. A public hearing is scheduled for Tuesday, September 28, 2021 at 7:15 p.m.

Non-Binding Consultation: Completeness Review for the Edgar Family for a Major Subdivision on Elbow Pond Road. The property is Tax Map 18, Lot 675,320 in the Agricultural / Residential Zone

A major subdivision application was presented to the board for review. The proposal is to subdivide the 16-acre lot into three lots. A driveway approval was received from the Road Agent. Kinney asked if there were any rules or regulations pertaining to a cistern and the response was that this is determined by the Fire Chief. Hodgson would like confirmation from the Fire Chief indicating that extenuating circumstances regarding water availability and location of the subdivision does not hinder fire fighting apparatus. There being no further discussion, Powers made a motion to deem the application complete. Urie seconded the motion and the board voted unanimously in favor of deeming the application complete. A public hearing is scheduled for Tuesday, September 28, 2021 at 7:30 p.m.

Non-Binding Consultation: George & Trudy French – 181 Plains Road, Tax Map 4, Lot 177,435 in the Rural Residential Zone requesting advice on restrictions for subdividing property with Greenbelt Deed Restrictions

Teach stated it is her understanding that Greenbelt goes under the purview of Conservation and they should reach out to an attorney. French responded that they have and were advised that they need to find out why towns believe this is a non-subdividable lot. They are looking to divide three acres and the house out of the corner of Raccoon Hill Road and Plains Road. Urie stated he sees no prohibition to a subdivision. Teach advised that a Minor Subdivision application needs to be completed – Moyer will email this to them; a survey is needed, pins need to be set, the Road Agent needs to approve a driveway for the new lot.

Non-Binding Consultation: Advise on Change of Use and options for the property for Tim Mathewson of Millenium Moving Solutions. 519 Main Street, Tax Map 27, Lot 658,134 in the Village Zone

Mathewson presented a Site Plan Review Checklist and Application for the board’s review. Urie asked what their business entails and the response was they do residential moving and some storage for interior designers. Teach asked if this really is a change of use and the response was not really as it is still a distribution building. Kinney stated that the vehicular traffic was a concern of his and asked what it would look like compared to the prior business that operated here. Mathewson responded that there are two tractor trailers and six or seven employees. There is a possibility that two vendors may show up; however, there will be no public hours. Kinney asked if the tractor trailers would traverse into the oncoming lane in order to turn around and the response was yes and Kinney replied that he has a concern with this. Powers stated that as the driveway is at the top of the hill, the visibility is better this way. Mathewson stated that the visibility is the same as what FloorCraft has. Hodgson stated he does not understand what the request is and Mathewson stated he is unsure what is changing from the prior use. Teach and Powers advised Mathewson that parking needs to be indicated on the plan, traffic flow needs to be delineated, a description of the operation is needed, a floor plan is needed, a survey or deed is needed along with two applications. A separate Site Plan Review would be needed for a rental business.

Non-Binding Consultation: Margaret Weathers

Weathers indicated that the Costa property is for sale on Old College Road. There is a total of 87 acres and 13 of those acres are not in conservation. She stated that they would like to divide out the 13 acres and utilize West Shore Drive as the entrance to the new lot. The response was they would have to purchase the Right-of-Way from the Davis’s and construct / extend the road – meeting town road specifications and that this new road would need to be accepted at a town meeting. A subdivision would be needed first. Weathers asked what the road frontage requirement is and the response was 250’ for each lot. Moyer asked if the Davis’ would have to agree to this and the response was yes. Kinney asked if the extension could be made a private road and the response was yes; however, you cannot subdivide on a private road.

Reports and Updates

Zoning Administrator

1. Moyer stated she had nothing new to report to the board.

Powers regarding Jon Champagne

1. Teach received photos from Jon. The blasting plan was approved and received. The fencing is 99% up. There are beginnings of a retention pond and he has one year to complete the pond. The visual screening seems to be in a different location than Powers thought it would be. Wells asked if the retention pond was above the water table. There have been 8 – 10 blasts so far and crushing will be done. The water testing has been completed. Powers is still trying to figure out the Excavation Permit and Bentley has submitted it to the State. Wells asked if the Conservation Committee is in the loop and the response was yes.

Kinney for the Selectboard

1. A revised parking plan needs to be submitted to the Planning Board from B & S Diesel on Johnson Lane.

Teach regarding Zoning Maps

1. Teach, Duclos and Powers reviewed the draft map that has been received from Lakes Region Planning Commission and approved it to be printed.
2. Lakes Region Planning Commission did send a revised map to the Town Office.

Kinney for Selectboard

1. Kinney advised the board that one of the Andover highway crew was out on medical leave.

Ken Wells - Conservation Subdivision

A revised document was presented to the board members for review and will be discussed at the next meeting.

There being no further discussion, Teach adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary