APPROVED

Planning Board Minutes

September 28, 2021

Members present: Nancy Teach, Chair; Donna Duclos, Vice-Chair; Art Urie; John Hodgson; David Powers; Ken Wells; and John Kinney, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator; Josh Gee; Amy Schneider; Wood Sutton; Brian Thomas, Proctor Academy Head of School; Joan Edgar; Susan Chase; Greg Stetson; Scott & Nancy Robart; Andrew Kellar, Founder / Member of NH Solar Gardens; Roxanne Braley; Rene Lefebvre, Andover Fire Chief; and Lisa Meier, Recording Secretary

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

Minutes of September 14, 2021

Kinney - Motion to approve as amended

Wells - Second

Unanimous – Vote via roll call to approve

Public Hearing: Site Plan Review for Scott & Nancy Robart to operate a shop in their barn to sell antiques, books, etc. The property is 856 Main Street, Tax Map 21, Lot 723,590 and is in the Agricultural / Residential Zone

Teach opened the public hearing at 7:15 p.m. Powers stated he found no information regarding action by the Planning Board on a decision pertaining to length of time for an applicant to act on an approved application. There being no abutters present nor any concerns by the board, the public hearing was closed at 7:16 p.m. Duclos made a motion to approve the application. Powers seconded the motion and the board voted unanimously in favor of approving the application.

Non-Binding Consultation: An annexation for Josh Gee for property at 254 Currier Road, Tax Map 3, Lot 728,495 and Sean Stack on Raccoon Hill Road, Tax Map 3, Lot 716,285 in the Agricultural /Residential Zone

Gee presented a map of the properties and indicated that there is a total of 17 acres and he is looking to annex 4.50 acres from Stacks’ property. Powers advised Gee that he will need to have the property surveyed along with a statement from Stack advising he is in agreement with this proposal. It was asked where the access to the Stack property is from and Gee responded from Raccoon Hill Road.

Non-Binding Consultation: Mark Stetson regarding a Solar Garden Project on Overlook Avenue, Tax Map 11, Lot 554,572 in the Agricultural / Residential Zone

Kellar explained to the board that the company is based out of Portsmouth, NH and that this is a group-net metering project sharing power with the community. One new solar installation would power 100 – 150 homes and this site is appropriate for this use. Kellar also advised that neighboring states had a lot of success with this and he would like to understand how the town, the Planning Board and the abutters feel regarding something like this being put in place. Sutton asked if the private land owner owns this or would the town and the response was it could go either way. Teach asked Kellar what the time-frame is and the response was one year. Teach asked what he would like from the Planning Board and the response was that as there is nothing specific in our ordinance, he is leaning towards the State regulations. Duclos asked if any towns or cities in New Hampshire have any written ordinances and the response was yes, Lebanon and Harrisville. Duclos asked if there are any projects selling to the New Hampshire Electric Cooperative and the response was no. Duclos asked if this would be a soup-to-nuts project including fire suppression and decommissioning and the response was yes. Duclos asked where the decommissioned panels would be sent and the response was there is decommissioning language in each plan and that the panels are not an issue as there are recycling facilities specifically for solar. Powers asked if this would be a ground-mounted system and the response was yes and it would be 8 – 10’ high. Powers asked if there was any information pertaining to increase or decrease in property values and the response was that studies have been done and that information would be shared with the board; however, there is nothing stating that values would decrease. Kinney asked if the company was seeking to make a payment in lieu of taxes and the response was yes, this is something they are hoping can be arranged with the town. Kinney asked what percentage of the lot would be covered by panels and the response was approximately 5%. Kinney asked if there would be a tree buffer for the remaining acreage and would there be a minimal visual impact and the response was yes. Teach asked the board if they were interested in pursuing this and the response was yes.

Public Hearing: A major subdivision for Joanne L Edgar, John B Edgar III and Scott R Edgar. The property is on Elbow Pond Road and is Tax Map 18, Lot 875,320 and is in the Agricultural / Residential Zone

Teach opened the public hearing at 7:56 p.m. In response to Kinney’s question from the September 14, 2021 meeting regarding whether there were any rules or regulations pertaining to a cistern, Lefebvre asked if this was a 3-lot subdivision and if the property abuts the pond and the response was yes to both questions. Lefebvre stated that his only concern was if this was not on a road, would the fire department be able to get a truck up to the home(s). He also stated that relative to the sprinklers – he cannot require them, nor does this require a hydrant or a cistern and even though there is a water source ( the pond ) they would not utilize it as it is too far away. He also stated he has no concerns with the subdivision as proposed and will provide something to the board in writing. Braley asked where the lots were located and the response was across from her house. Braley also asked the board if they have any concerns with additional home on Elbow Pond Road and the response was that each case is handled on an individual basis. Thomas stated that Proctor is interested in protecting Proctors space and that Proctor had approached Edgar for first right of refusal should the current potential sale fall through. Teach asked what the size of the pond is and if there is public access to it and the response was 60 – 70 acres and no there is no public access to it. There being no further discussion, Teach closed the public hearing at 8:10 p.m. Urie made a motion to approve the application for a major subdivision. Powers seconded the motion and the board voted unanimously in favor of approving the application for major subdivision.

Non-Binding Consultation: Minor Subdivision for Amy Schneider for property on Old College Road, Tax Map 24, Lot 747,022 in the Agricultural / Residential Zone

Schneider explained that her lot is 25 acres and she would like to divide into two lots and sell both. Teach asked if this was on a Class VI Road and the response was yes, a gravel road. Kinney asked if there would be any language put into the new deeds preventing any further subdividing and Schneider responded that she was unsure at this time. Powers asked if the property was in current use now and the response was yes. Kinney stated that there was plenty of road frontage for the subdivision. Teach stated a site survey and topographic map would be needed in order to do a completeness review which is scheduled for October 12, 2021.

Non-Binding Consultation: Minor Subdivision for Amy Schneider for property at 16 Peg Shop Road, Tax Map 19, Lot 800,022 in the Village Zone

This was discussed at a prior Planning Board meeting. Schneider stated the lot is 3.2 acres and she is looking at subdividing the lot into two lots with one utilizing Blackwater Lane as its access. Teach indicated that a total of 300’ of road frontage is needed for the two lots and Powers stated that Blackwater Lane cannot be used as access as it is a private road. Teach also stated that each lot would need to meet the setback requirements in the ordinance.

Announcements / Correspondence

1. Teach stated she is meeting with Marj Roy, Town Administrator, for the Planning Board’s budget for 2022.
2. Teach stated she is looking for a timeline from New Hampshire Municipal Association regarding Warrant Articles. A work session will be held October 19, 2021 at 6:00 p.m.

Patricia Moyer – Planning & Zoning Administrator

1. Moyer stated she has been approached for someone wishing to have a slaughterhouse at 68 Brick House Lane and they would also like to sell the meat and asked if this is a permitted use. The response was yes, in the Agricultural / Residential Zone.

John Kinney – Selectboard Update

1. B & S Diesel was asked to present a revised parking plan and the Selectboard advised the Planning Board that the owner is beyond the time frame for coming before the Planning Board.

Dave Powers – John Champagne Update

1. The bond is in the mail and the blasting is completed for the year; however, the crusher will be coming in to do crushing soon.

Additional Items for Consideration

1. Hodgson stated he was invited to go with the Conservation Commission to visit White Oak Pit pertaining to a violation due to tree cutting and asked if this was a Planning Board concern. Kinney explained the Selectboards’ investigation into this and advised that the landowner was limbing and cutting shrubs and the owner ended up doing more than what they originally planned. The Conservation Commission will guide the family on how to proceed. Wells was concerned that this would expose the town to a liability issue and the response was it would not at this time.

There being no further discussion, the meeting was adjourned at 9:20 p.m.

Submitted by,

Lisa Meier

Recording Secretary