APPROVED

ANDOVER ZONING BOARD OF ADJUSTMENT

November 17, 2020

Members present: Jon Warzocha; Jeff Newcomb; Katherine Stearns and Jeffery Dickinson

Also present for duration of appropriate item: Steven Anderson; Robert Anderson; Kathleen Hitchmoth

The meeting was opened by Jon Warzocha at 7:00 p.m.

Approval of October 20, 2020 Minutes

Dickinson – Motion to approve

Stearns – Second

Unanimous – Vote to approve

Public Hearing – A request from Steven C. and Robert S. Anderson, for a Special Exception as specified in the Andover Zoning Ordinance Article V Section 5, to permit an accessory dwelling unit. The property is located at 102A Currier Road and is Tax Map 11, Lot 311,092 in the Rural / Residential Zone

Warzocha opened the public hearing at 7:05 p.m. and advised the applicants that because there is less than a full board of five members, in the event the application is denied, the applicants cannot appeal based on there being less than a full board. The Andersons stated they understood and agreed to move forward with less than a full board.

Anderson explained to the board that his proposal is for an accessory dwelling unit for his father to reside in and they are currently looking at a 13’ x 56’ mobile home. The property has 12 acres and consists of an approximately 2100 square foot single-family home and a barn. The mobile home would have its own septic and electric and the water would come from the primary home on the lot. Warzocha stated that Section C7 of the Zoning Ordinance indicates “no new detached structure shall be built for the principal purpose of an accessory dwelling unit”. Several board members were concerned that this would set a precedent should this be approved and Warzocha responded that each application is independent in and of itself and the board can stipulate in an approval ( should one be granted ) that the approval is for exactly what is being presented only. Hitchmoth stated that her only concern had been with the septic; however, that has been addressed. She also asked if the mobile home was already on site and the response was no. Warzocha thought that this application should have actually been for Article XV Section 5 and will review. There being no further discussion, the public hearing was closed at 7:35 p.m. and the board began its deliberations. It was discovered that the Planning Board had not deemed the site suitable for the intended purpose and has referred the applications to the Planning Board. Warzocha made a motion to continue the deliberations until the December 15, 2020 meeting. Dickinson seconded the motion and the board voted unanimously in favor of continuing the deliberations until the December 15, 2020 meeting.

There being no further discussion, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Lisa Meier, Secretary

Andover Zoning Board of Adjustment