

APPROVED
ANDOVER ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
March 29, 2016

Members present: Dan Coolidge, Chair; Jeff Newcomb; Julia Rector; John Guiheen; Todd Goings and Duncan Coolidge

Also present for duration of appropriate item: David Powers, Zoning Administrator; Jack Belletetes; Bill Bates

Organization of the Board

Chair – Rector made a motion for Dan Coolidge to be Chair. Duncan Coolidge seconded the motion and the board voted unanimously in favor.

Vice Chair – Dan Coolidge made a motion for Julia Rector to be Vice-Chair. Duncan Coolidge seconded the motion and the board voted unanimously in favor

Secretary – Dan Coolidge made a motion for Lisa Meier to be Secretary. John Guiheen seconded the motion and the board voted unanimously in favor

Minutes of November 17, 2015

Rector – Motion to approve

Guiheen – Second

Unanimous – Vote to approve

Minutes of March 15, 2016

Newcomb – Motion to approve as amended

Dan Coolidge – Second

Unanimous – Vote to approve as amended

Public Hearing – A request from Belletete's, Inc. for a variance to the terms of Article IX Section B(14), to permit the construction of a free-standing 17,500 square foot hardware store, parking, and appurtenances to the existing lumber and millwork store. The property is located at 33 Ten Penny Lane and is in the Agricultural / Residential District

Chair Coolidge opened the public hearing at 7:10 p.m. Todd Goings recused as he is an abutter. Belletetes presented the application and plans for the proposed variance for impervious surface ordinance. The proposal is for a 17280 square foot store in order to relocate the existing store on Mill Road. An additional lot was purchased from Craig & Lorrie Sliter for a total of 22.90 acres. The variance is for 30% impervious surface net area. As 5.20 acres are backed out of the total acreage due to the 250' setback there ends up being 17.50 acres of usable

property. The west side of the drive-thru lumber building is scheduled to be paved. Duncan asked what percentage can be paved and the response was 25%. Duncan asked what the rationale for 25% was and the response was runoff effects on the river. Newcomb also stated it was to curb development at the time of the ordinance being created. Newcomb asked if the floodplain data is using information from the old mill in place and the response was the data is the newest from a few years ago. Julia asked if the pole barn was in the 250' set back and the response was yes. Guiheen asked if the 250' law came into effect after zoning and the response was yes. Goings asked if the current drainage is able to handle the new pavement and the response was the drainage will be shed into the existing detention area. Dan asked if the common entrance will remain and the response was yes. Julia states that this is a good use of the space. Criteria for a variance was reviewed. There being no further discussion, the public hearing was closed at 7:35 p.m. Guiheen made a motion to approve the application contingent upon the application being amended to reflect Article X rather than IX and on merging of the two properties. Duncan seconded the motion and the board voted unanimously in favor of approving the application with the two contingencies.

There being no further discussion, the meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Lisa Meier
Recording Secretary