DRAFT

Planning Board Minutes

November 14, 2023

Members present: Ken Wells, Chair; Jacob Gilman, Vice-Chair; Art Urie; Donna Duclos. Brian Thomas, Alternate arrived at 7:15 p.m.

Also present: Bridget Windsor; Pat Moyer, Planning & Zoning Administrator; Lisa Meier, Recording Secretary

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

Minutes of October 24, 2023

Duclos – Approve

Gilman – Second

Unanimous – Vote to approve

Non-Binding Consultation: Bridget Windsor – Main Street Property Tax Map 20, Lot 066,281 (Jen / Chip Baker owner) Village Zone

Jen explained that she currently resides in Bow, NH and is looking to move her home and business to Andover. She is currently looking at the property on Main Street – Tax Map 20, Lot 066,281 which is 6.20 acres. She would like to have a home and accessory short-term rental cottages. Hoping her home can also accommodate small events i.e. retreats. Wells asked how many cottages and the response was a total of six over time. Wells stated he has a concern with the elevation change between the highway and the lot as well as a concern with parking. The response was that a driveway permit had previously been issued; however, it has expired. Urie stated that the Zoning Ordinance does not provide for this as only one residence is allowed per lot. Wells stated this may qualify for workforce housing or mix-use potential and indicated that this would be on town water. Wells also stated that she would have to read the Zoning Ordinance regarding multi-family housing and indicated that there are changes on the driveway specification s for work-force housing. Gilman stated that if there is more than one dwelling, the setbacks are multiplied and that multi-family dwellings were set up for duplexes and apartment buildings. Duclos asked what the road frontage is and the response was 385’. Urie stated she may want to think in terms of duplexes. Windsor stated that with the characteristics of the lot, they need to be creative as there is actually 4 ½ buildable acres out of the 6.20 acres. Moyer stated she would need a Site Plan Review for a business.

Master Plan Survey – Continued work / final preparations

Gilman stated that we are all set with the financial end of the survey. He needs to get the link on the town website updated and complete the mailing.

Reports – Planning & Zoning Administrator – Pat Moyer

Moyer distributed a write-up from NH Municipal Association pertaining to absent board members voting on minutes and at hearing when absent from the initial meeting. Moyer stated she needs to review the ordinance regarding the camper / campground rules specifically the 90-day rule.

Additional Items for Consideration

1. Duclos stated that the board should have Nancy Walsh-Robart research and identify the wetlands and easement in town.
2. Urie stated he is concerned with the board not moving forward with the Business Zone. Wells responded the board should work on this once the results of the Master Plan Survey have been compiled.

There being no further discussion, Duclos made a motion at 8:20 p.m. to adjourn. Thomas seconded the motion and the motion passed.

Respectfully submitted,

Lisa Meier

Recording Secretary