

TOWN OF ANDOVER  
**PLANNING & ZONING COMMISSION**  
MONDAY, MARCH 21, 2022 - 7:00 P.M.  
LOCATION: VIRTUAL MEETING VIA ZOOM

**PUBLIC HEARING MOTIONS**

**Members Present:** Chair Jed Larson, Vice Chair Anne Peterson Cremé, Scott Person, Leigh Ann Hutchinson, Steve Nelson, Susan England (alternate), Anne Blanchard (alternate), and Kevin Arnesen (alternate)

**Members Absent:** None

**Others Present:** Jim Hallisey – Zoning Agent, Abbie Winter – Board Clerk, Bill Warner, Brandon Handfield, Carrie Crompton, Cathleen Desrosiers, Chris Bernard, Catherine Lewis, Dianne Grenier, Douglas Grunert, Eric Anderson, Eric Berry, Erin Boris, Gary Eucalito, James Cole, Jeff Murray, Jenifer, Joan Foran, Joe Poland, Julie, Katherine Hutchinson, Liz Lokiec, Louise Goodwin, Marcie Miner, Maria Tulman, Matthew Bruton, Maureen K., Pat Grimaldi, Pat Padlo, Paula King, Richard Wilson, Robin Pearson, Sarah Costagliola, and Stephen

- 1) CALL TO ORDER: Chair J.Larson called the public hearing to order at 7:00 p.m.

Application of Garrett Homes, LLC for a Site Plan Approval to construct a 10,640 square foot retail facility in an industrial zone in accordance with Section 9.0 (referencing 8.0) of the Andover Zoning Regulations.

- 2) PUBLIC COMMENTS

- 3) CLOSE OR CONTINUE PUBLIC HEARING

J.Larson announced the Commission will continue the public hearing next month so the Commission may fully read the traffic study. The hearing will continue to immediately precede the next regular meeting on April 18, 2022.

- 4) ADJOURNMENT

**REGULAR MEETING MOTIONS**

**Members Present:** Chair Jed Larson, Vice Chair Anne Peterson Cremé, Scott Person, Leigh Ann Hutchinson, Steve Nelson, Susan England (alternate), Anne Blanchard (alternate), Kevin Arnesen (alternate)

**Member Absent:** None.

**Others Present:** Jim Hallisey – Zoning Agent, Abbie Winter – Board Clerk, Katherine Hutchinson, Eric Anderson, and Maureen K

- 1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 8:48 p.m.

- 2) ROLL CALL/SEATING OF ALTERNATES: No alternates were seated.

- 3) ADDITIONS/CHANGES TO THE AGENDA:

Eliminate Section 5: New Business

Eliminate Section 6 item a: Old Business - Update on Affordable Housing Plan (Bill Warner – Consultant)

Eliminate Section 6 item b: Old Business - Update on gravel operation at 517 Route 6

J.Larson MOVED to approve the changes to the agenda. By unanimous consent, MOTION CARRIED 5:0:0.

4) PUBLIC COMMENT: None.

5) OLD BUSINESS

a. **Discussion/possible action** – Proposed amendments to the Alcohol Regulations and the addition of language to address the retail sale of cannabis (medical & recreational).

b. **Discussion/possible action** – Proposed amendments to the Sign Regulations

6) DISCUSSION

7) APPROVAL OF MINUTES

J.Larson MOVED to approve the meeting minutes from February 28<sup>th</sup>, 2022. S.Nelson SECONDED.

The minutes of February 28<sup>th</sup>, 2022 were amended as follows:

Others present: Zoning Agent – Jim Hallisey, Board Clerk – Marina Pandolfi, Bill Warner, Chris Bell, Katherine Hutchinson, Matthew Bruton, Matt Eucalitto, Douglas Grunert, Robin Pearson, Sarah LeClerc, Sarah Costagliola, Nick Canny, ~~Hank Gruner~~

Section 7 item d: Old Business - Discussion/Action – Alcohol and Cannabis Regulations

S. Nelson stated to remove item “B” – package store next to a bar currently violates regulation. ~~Suggested lowering from 500ft to 200ft~~

S. England suggested to leave item “C” at 500ft, add an item “D” for ~~parks except~~ the Rail Trail and lower radius to 200ft. A. Cremè and K. Arnesen agreed.

Section 11 item b: Administrative Reports

J. Larson updated that there is nothing happening in the Inland/Wetlands Commission **that affects PZC**.

8) CORRESPONDENCE: None.

9) ADMINISTRATIVE REPORTS

10) PUBLIC SPEAK: None.

11) NEXT REGULAR MEETING DATE IS SCHEDULED FOR APRIL 18, 2022

12) ADJOURNMENT

J.Larson MOVED to adjourn the meeting at 9:54 p.m. L.Hutchinson SECONDED. MOTION CARRIED unanimously.

Respectfully submitted by Abbie Winter,

*Abbie Winter*

PLEASE NOTE: The motions are not official until approved by PZC at the next meeting. Please see the next PZC meeting minutes for approval or changes to these motions.