

Town of Andover
Planning and Zoning Commission
Regular Meeting Minutes
Monday, September 19th, 2022 – 7pm
Location: Virtual Zoom Meeting

1. Call to Order

Jed Larson called the meeting to order at 7:05pm

2. Roll Call/Seating of Alternates

Members Present: Chair Jed Larson, Anne Cremè, Steve Nelson, Scott Person,

Members Absent: Leigh Ann Hutchinson

Alternates: Anne Blanchard

Zoning Agent: Jim Hallisey

Public Present: Keith Grimaldi

Board Clerk: Amy Knox

3. Additions/Changes to the agenda - none

4. Public Speak - none

5. Old Business - none

6. New Business

a) Action Item – Dissolution of Previously Approved Sub-division (Rosewood Acres – Keith Grimaldi);

Application was put in for what Keith Grimaldi would like to do, Keith asked about the zoning on his property – Jed Larson stated it is mixed use. Discussion on regulations/special permits – Commission and Keith will all work together for something that is looked upon favorably and stay within parameters.

Jed Larson MOTIONED to move to approve the dissolution of the subdivision entitled Rosewood Acres, approved by the Planning and Zoning Commission and filed at Map #1042 through #1057 in the Andover Land Records. The applicant will provide a current boundary survey of the property drawn to A2 standards which shall be endorsed by the Planning and Zoning Commission Chairman, and filed with the Town Clerk. It is expressly understood that the dissolution of the subdivision removes any responsibility of the owner to comply with the subdivision at the time of approval, and makes no changes to the original zoning status as shown on the Town zoning map. Scott Person SECONDED. MOTION CARRIED 5:0:0

b) Action Item – Recommendation regarding speed limit on Route 6 (at vicinity of Lake Road Intersection);

Jed Larson and Jim Hallisey spoke with Eric Anderson, the Board of Selectmen is the governing body regarding speed limits in Town. Jed will prepare letter to send to the Board – if it is approved, they will send the recommendation to the State.

Jed Larson MOTIONED that the Planning and Zoning Commission recommend reducing the speed limit to 40mph on Route 6 until east of the Lake Road intersection. Steve Nelson SECONDED. MOTION CARRIED 5:0:0

c) Update – Submission of grant application for the purchase of the Laudano Property;

Jed Larson gave update – Board of Selectmen held Special Meeting, Jed and Hank Gruener gave presentation on the plan to purchase the property. The Board authorized grant application to be submitted and to begin negotiations on the property – grant application due September 30, 2022. Jed Larson also shared screen with letter that was sent to the Board of Selectmen.

d) Update – Annual Report from the Planning and Zoning Commission to the Board of Selectmen.

Jed Larson added information that Commission members are required to attend a 4-hour training. Also added that adding a Town Planner will be crucial to the success of the Planning and Zoning Commission efforts.

Jed will also add other success stories such as the Center Street garage, and endorsing the potential trail connecting the Town Hall and the Rail Trail.

7. Discussion

a) Special Events

Tent up on Bunker Hill Road for 3 weeks – any regulations on this? Would the Commission be interested in regulating this through a permit process?

b) Regulation of Short Term Rentals

Jim Hallisey receives phone calls from realtors regarding AirBnB's – wanted to bring it to the Commission's attention, any thoughts on regulating? No current issues, if it becomes a problem it can be added to regulations.

8. Approval of Minutes

a) 8.3.22 Special Meeting – Incorrect spelling of chairman's last name, will be corrected. Jed Larson MOTIONED to approve the meeting minutes. Scott Person SECONDED. MOTION CARRIED. 4:0:1 with Anne Blanchard abstaining.

b) 8.15.22 Regular Meeting – Anne Blanchard was not seated. Kevin Arnesen was seated for Steve Nelson. Jed Larson MOTIONED for the minutes to be amended and approved. Anne Cremè SECONDED. MOTION CARRIED 4:0:1 with Steven Nelson abstaining.

c) 8.31.22 Regular Meeting – Jed Larson MOTIONED to approve the minutes as presented. Steve Nelson SECONDED. MOTION CARRIED. 4:0:1 with Anne Blanchard abstaining.

9. Correspondence

a) Response to Carol Barton & Catherine Magaldi-Lewis, on behalf of the Republican and Democratic Town Committees

Jed Larson wrote letter to respond back. Jed Larson MOTIONED for the Commission to approve the letter to be sent. Steve Nelson SECONDED. MOTION CARRIED 5:0:0

10. ADMINISTRATIVE REPORTS

a) Zoning Agent

Jim Hallisey gave updates on:

12 Center Street – issued a blight citation, fines will start to begin

64 Long Hill Road – issued citation

Route 6 property – continue to work with property owner, seeing progress

11 Bunker Hill Road – sent letter to remove excess millings

Gravel Pit update – spoke with Chris Bell, will hopefully start seeding soon. Received updated site plan.

b) Inland Wetlands & Watercourse Commission Liaison

Working on application for a driveway at Lot 22 on Lake Road.

11. Public Speak - none

12. Next Regularly Scheduled Meeting – October 17, 2022

13. Adjournment – Jed Larson MOTIONED to adjourn the meeting at 8:21pm. Steve Nelson SECONDED. MOTION CARRIED 5:0:0