

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, FEBRUARY 28TH, 2022 - 7:00
P.M. LOCATION: VIRTUAL MEETING VIA
ZOOM

REGULAR MEETING MOTIONS

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

Member Absent: Scott Person

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

1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 7:00 p.m.

2) ROLL CALL/SEATING OF ALTERNATES: Anne Blanchard was seated as an Alternate.

3) ADDITIONS/CHANGES TO THE AGENDA:

J. Larson MOVED to move Old Business items c. Discussion/Action – Sign Regulations and d. Discussion/Action – Alcohol and cannabis regulations after New Business item 6a. By unanimous consent, MOTION CARRIED 5:0:0

4) PUBLIC COMMENT: None.

5) OLD BUSINESS

a. Presentation on Affordable Housing Plan given by Bill Warner - Consultant

b. Property of William & Joe Genovese, 517 Route 6. Sand/gravel operation Chris Bell, P.E. representing the owner – Restoration Plan

J. Larson MOVED to approve the 6-month extension application for the purpose of removing material from the site. S. Nelson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

6) NEW BUSINESS

a. Action/Discussion Item – Receive Site Plan Application from Garret Homes, LLC (Gary Eucalitto), Property of 580 Lake Road, aka Assessor's Map 33, Block 34, Lot 2*. Applicant seeking a Site Plan Approval for a permitted use (retail) in an Industrial Zone.

*Assessor's Map/Block/Lot Designation does not reflect recent subdivision of the property as the assignment of such is ending filing of subdivision plan.

J. Larson was not planning to take action on the proposal in the current meeting. However, commented that this is a significant event for Andover and there could be concern about the traffic.

J. Larson motioned for a Public Hearing at the March 21st 2022 meeting. S. Nelson SECONDED. By roll call vote, MOTION CARRIED 5:0:0

7) OLD BUSINESS (continued)

- c. Discussion - Sign Regulation Update
- d. Alcohol and cannabis regulations

8) DISCUSSION – None.

9) APPROVAL OF MINUTES

J. Larson MOVED to approve the January 24th 2022 Meeting Minutes. L. Hutchinson SECONDED. By roll call vote, MOTION CARRIED 4:0:1 with A. Blanchard abstaining.

10) CORRESPONDENCE

11) ADMINISTRATIVE REPORTS

12) PUBLIC SPEAK – None.

13) NEXT REGULAR MEETING DATE

March 21, 2022 at 7:00pm

14) ADJOURNMENT

J. Larson MOVED to adjourn the meeting at 9:37pm. S. Nelson SECONDED. By unanimous vote, MOTION CARRIED 5:0:0.

Respectfully submitted by Marina Pandolfi,

Marina Pandolfi

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.

