

TOWN OF ANDOVER
PLANNING AND ZONING COMMISSION
9:30 A.M., SATURDAY, MARCH 20, 2021
LOCATION – 57 HENDEE ROAD

SITE WALK/SPECIAL MEETING MINUTES

1. Call To Order

Chairperson Jed Larson called the meeting to order at 9:30 a.m.

2) Roll Call

Present:

Applicant: Donna Phillips, Bill Phillips, Andrew Bushnell, A. Bushnell Engineering

PZC Commissioners:

Jed Larson, Chairperson

Ann Crème, Vice Chairperson

Susan England

Anne Blanchard

Kevin Arnesen

Public: Anna Parkington

Staff: Jim Hallisey, Zoning Agent

3) Application PZC 21-01

Applicant – 57 Hendee Road, LLC

Application for a Special Permit to deposit fill and construct a signal-family home in a Flood Zone pursuant to Section 10.4 of the Andover Zoning Regulations.

The applicant's design consultant, Andrew Bushnell, shared copies of a revised plan. He pointed out the locations of the proposed house/septic system. The location of all the 100 year flood zone was noted. The relocation of the travel portion Hendee Road was shown so as to explain the fact that the town actually owns land between the road and the applicant's property, more than the usual 12 +/- feet. It was explained that the applicant is seeking to amend the lot lines of the existing lots so as to provide a lot for the proposed house which meets the minimum criteria of 60,000 square feet. The surplus land would become part of the lot upon which the existing house is situated. It was stated that there are currently two lots and it is the applicant's intent to simply redraw lot lines and maintain two lots moving forward. A new, third lot, is not being proposed.

The group walked the site, consulted the drawings so as to gather a clear picture of that which is proposed.

4) Adjournment

Upon a motion by Commissioner England, and seconded by Kevin Arnesen, the meeting was adjourned at 9:53 a.m. – 5-0-0.

Respectfully Submitted,

Jim Hallisey
Zoning Agent