APPROVED

ANDOVER ZONING BOARD OF ADJUSTMENT

June 20, 2023

Members present: Jon Warzocha, Co-Chair; Jeff Dickinson, Co-Chair; Jeff Newcomb; Katherine Stearns and Andrew Guptill, Alternate

Also present for duration of appropriate items: Julia Rector; Nathan French; Donna Duclos; Pat Moyer, Planning & Zoning Administrator; and Lisa Meier, Recording Secretary

The meeting was opened by Co-Chair Jon Warzocha at 7:09 p.m.

Roll call was completed.

Continued Deliberation: A request from Julia Rector / Hershwin Realty Corp for a Special Exception as specified in the Andover Zoning Ordinance Article V Section 2.d to allow a 2-acre miniature golf course with 1 additional acre for a parking area. The property is located at 46 Main Street and is Tax Map 19, Lot 108,067 in the Forest / Agricultural Zone

Dickinson recused as he was not present for the public hearing. Rector presented a revised plan indicating the proposed location for the course and parking. The Planning Board provided input which was read into the record. Warzocha stated that per the town map adopted in 2021, the proposed project is in the Village Zone and this needs to be an Article IX D2 Unlisted Special Exception. Rector approved amending the application to be Article IX Section D2. All criteria for an Unlisted Special Exception were reviewed along with all criteria for a Listed Special Exception.

Warzocha asked what the maximum carrying capacity and Rector responded that the amount required by the designer is thirty-six parking spots for eighteen holes plus an aisle; therefore, sixty-nine hundred square feet of parking area. Rector stated she will be providing a total of fifteen thousand square feet of parking for a total of forty parking spots. It was asked what the hours of operation would be and the response was 9:00 a.m. until 9:00 p.m. It was asked what the lighting and noise would be and the response was there would be LED lighting pointing towards the hill; however, the light pole would not be tall and there would be some music playing.

Criteria for D2 Special Exception:

1B. Warzocha stated that there is an existing use at this location and this would be a slight change / an additional use which distinguishes it from a “new” use. Guptill made a motion that this application meets and complies with the criteria. Stearns seconded the motion and the motion passed.

1C. Warzocha made a motion that the existing use is commercial and no abutters objected either verbally or in writing and this application meets and complies with the criteria as it will not have an adverse effect. Guptill seconded the motion and the motion passed.

1D. Warzocha made a motion that this is self-mitigating with parking and there are no road crossings and meets the criteria. Stearns seconded the motion and the motion passed.

1E. Warzocha made a motion that the hours and lighting have been established by the applicant. Guptill seconded the motion and the motion passed.

1G. Guptill made a motion that the application complies with this criteria. Stearns seconded the motion and the motion passed.

Criteria for an Unlisted Special Exception:

1. Warzocha made a motion that this is an existing use. Guptill seconded the motion and the motion passed.
2. Warzocha made a motion that the adjacent property is part of this. Stearns seconded the motion and the motion passed.
3. Guptill made a motion that the application complies with the spirit of the outdoor recreation. Warzocha seconded the motion and the motion passed.
4. Warzocha made a motion that the application meets this criteria. Stearns seconded the motion and the motion passed.
5. Warzocha made a motion that the application is compliant with this criteria. Guptill seconded the motion and the motion passed.
6. Warzocha made a motion that this application is an expansion of an existing use. Guptill seconded the motion and the motion passed.

Guptill made a motion to approve the application with the following conditions:

1. A Site Plan Review is needed by the Andover Planning Board.
2. The applicant must meet all applicable State and Federal permits.
3. The approved use is consistent with the application and the current use of the property.

Warzocha seconded the motion and the motion passed.

Minutes of October 18, 2022

Stearns – motion to approve as amended

Warzocha – Second

Unanimous – vote to approve as amended

Minutes of December 20, 2022

Stearns – motion to approve as amended

Warzocha – Second

Unanimous – vote to approve as amended

Minutes of May 16, 2023

Stearns – motion to approve as amended

Warzocha – Second

Unanimous – vote to approve as amended

Additional items for consideration

Dickinson indicated that the Master Plan Update Committee would like to have a joint meeting with the Planning Board and Zoning Board of Adjustment at some point.

There being no further discussion, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Lisa Meier, Secretary

Andover Zoning Board of Adjustment