

**EDC / P&Z / Town Administrator  
Minutes  
July 11, 2023, 2:00 pm**

Call to order at 2:05.

Attending: Catherine Magaldi-Lewis(EDC), Cathy Palazzi(EDC, Sustainable CT-chairman), Mike Palazzi(Conservation), Jed Larson(P&Z-chairman), Elaine Buchardt(EDC-chairman, Sustainable CT), Eric Anderson(Town Administrator).

- **Review Current Projects for P&Z, BOS**

- what are P&Z and BOS working on? Jed Larson said we have final approval to go ahead with the Senior Community Center. Building should be starting this fall. P&Z has been working on accessory apartment regulations on the smaller lots. Accessory apartments are not allowed in the lake district. They are allowed on other properties, but are limited to 800 square feet based on a percentage of the primary residence on the lot. They are looking at current state proposals to see if we can adopt them. This is in conjunction with increasing affordable housing options in town. P&Z is also looking into cluster and senior housing. Jed also mentioned they are having discussions with the owner of the property next to the Extra Mart on Route 6 because he did not do the improvements on the property that he had proposed to the board before putting it on the market. The property is known as the gravel pit and is currently on the market.  
Eric mentioned he has been working on boundary line disputes. The town is looking to acquire property between Burnap Brook and Burnap Brook Rd and there is a discrepancy with current property owners' surveys and town surveys. He will be looking for P&Z to do a site walk.
  - POCD – Jed and Eric said they are working on finalizing the contract for the consulting firm that will be assisting with the POCD. This company will also be a part time planner for the town. We discussed what the EDC can help with right off and Jed mentioned they will be working on a survey to send out to town residents concerning the POCD and what direction they would like to see the town go in. EDC can assist in creating that survey. We will be part of the ongoing meetings concerning the POCD.
- EDC would like to be part of discussions with the new Town Planner – Once the new town planner is in place EDC would like to include him in our combined board discussions. Jed did mention we should have the new planner involved in getting permissions for placement of the new Welcome to Andover sign that we are working on this year since we now have funding.

- **EDC Current Projects**

- Letter to Businesses (attached) – Catherine presented the letter we will be sending out to existing businesses to touch base with what their needs are and ask how the EDC can help. Eric mentioned we should send it to the BOS as a courtesy so they can see what we are sending. If we receive

any pertinent information from the businesses that can be useful with the POCD, we will share it with P&Z.

- Look for investors/developers
  - Any ideas from P&Z, Eric? – Catherine is working on this initiative.
- **Andover's Future**
  - Want a review of UCONN Plans with Town Planner, P&Z
    - What projects can be done now – This will be an ongoing discussion.
    - Would like definitive dates for future goals – this is something all boards need to work on.
- **Questions/Concerns**
  - Some involvement from BOS – we will see if we can get someone on the BOS involved in our combined meeting. Other groups to be involved are Conservation – represented by Mike Palazzi and Sustainable CT represented by Cathy Palazzi.

Adjourned at 3:18PM

Minutes submitted by Elaine Buchardt