

Special Meeting  
Planning and Zoning Commission  
February 29, 2016  
7pm Andover School Library

Meeting called to order by the Chair at 7pm time approximate, in attendance Scott Person, Leanne Hutchinson, Michael Palazzi, Patrick Dougherty and Eric Anderson. Also present Mr. and Mrs. Clark Mr. Wiensbicki an unnamed friend, Ms. Grenier and John Valente Zoning Agent. Mr. Scott Person recused himself as he abuts the Town property in question here tonight.

The Chair summarized the purpose of this meeting, as an attempt to provide some clarification on the 8-24 referral to the BOS and how that referral translate to actual field conditions and easement language before the BOS for acceptance. It is understood that the easement is for two and only two residential lots to be accessed off of Riverside Drive, one lot for an existing home site at 64 Long Hill Road and the remainder of the land to be in Conservation Land. John Valente read the motion as approved in June of 2015

Sue England *Motions* to grant the 8-24 approval regarding the easement through Town property for the access of two residential lots. The remainder of the land to be preserved or protected from future development. The grading (correction granting) of this easement will provide the town with permanent access

to the land that the town does not currently have access, (and) to locate a driveway for residential development. However without the plan or description of the access through town property the Commission reserves the right to reconsider the access if the plans do not meet the requirements regardless.

M. Palazzi Seconds the motion. Motion carries 5/0/0.

Mr. Clark did not feel it was fair to give the Town all the remaining land as Conservation Land, Mr. Wiensbicki felt the same way, that this was extraordinary cost to him for the easement for two lots and they should not have to give all their land to the Town. Mr. Wiensbicki said they did not plan on building or selling this land that they wanted this property for hunting and that was their intention. They would only want to sell the land if in the future Mr. Thomas Talbot got approval for a Road then they would want to sell the land, as this new development would interrupt their plans to use the property for hunting as this would limit where they would be allowed to shoot. Mr. Anderson said he understood where the owners are coming from and they could still develop the property from Long Hill Road if they so chose but if they want a positive recommendation from P&Z to use Town Land to access their property he feels that the land should be in Conservation Land that is the price they pay for the easement, this land was put in priority Conservation land with the State of Ct a few years back and as a priority Conservation Land He feels strongly that the use be preserved. The Commission and the owners discussed several options trying to satisfy the intent of the original 8-24 referral language. Patrick Dougherty suggested that the owners be allowed an additional lot up at Long Hill Road an area not identified as a high Priority Conservation Area this recommendation language seemed to meet with a general consensus from the Commission and approval from the owners Mr. and Mrs. Clark and Mr. Wiensbicki.

February 29<sup>th</sup> P&Z motion:

Michael Palazzi moved to approve the motion as read by Mr. Valente, Patrick Dougherty second the motion

The motion is on the further clarification of the 8-24 Referral sent in June 2015 to the BOS on the recommendation to the BOS to approve access through Town Property to the owners of 64 Long Hill Road, the request of the owners is for an Easement through Town property to access two building lots.

The Commission would recommend approval of the easement with the following conditions: Two forty foot strips be shown off of Long Hill Road to access two rear lots approximately 10 plus or minus acres, not to be re-sub-dividable, an additional forty foot strip off of Long Hill Road be shown to access conservation land, the existing home at 64 Long Hill Road be separated from the above 3 parcels with approximately 5 acres, with the intent of seeking a future re-subdivision of 64 Long Hill Road into another building lot located with 200 plus feet of frontage on Long Hill Road, all of the remaining land be placed in a Conservation Easement. This clarification of the original 8-24 referral is consistent with the intent of this referral in that the Land at Long Hill Road is outside of the Priority Conservation Area identified and an additional lot at Long Hill Road is not in conflict with the intent of the 8-24 referral sent in June 2015.

. Vote was 4:0:0 with Leanne Hutchinson and Eric Anderson voting in favor of the motion. The motion was on language acceptable to the Commission and the owners of 64 Long Hill Road on clarification to the Section 8-24 Referral sent to the BOS in June of 2015.

Michael Palazzi moved to adjourn at 10:08pm, second by Patrick Dougherty motion carried 4:0:0

Minutes submitted by John Valente, Zoning Agent