

Town of Andover Connecticut

Planning and Zoning Commission
Andover School Library, School Road
March 28, 2016
Special Meeting
7:00 PM
Minutes

1. **Call to Order**

Eric Anderson Calls the meeting to order at 7:05PM

2. **Roll Call/Seating of Alternates**

Members Present: Eric Anderson, Chairman, Patrick Dougherty, Leigh Ann Hutchinson, Mike Palazzi, Scott Person

Members Absent: None

Alternates Present: Ed Sarisley, Gerry Hardisty

Alternates Absent: None

Also Present: Mr. Ryan Fitch
Mr. & Mrs Cadorette

Staff Present: John Valente, Zoning Agent
Sandra Nichols, Commission Secretary

3. **Public Participation**

None

4. a. Owners Robert and Evelyn Russell, Applicant Ryan Fitch. Application for a Site Plan approval (under sections 9 & 23 of the Andover Zoning Regulations) for property located at 11 Bunker Hill Road for Landscaping Business and storage of equipment.
Discus activity at 98 Shoddy Mill Road

John Valente starts by saying that this application was brought before the last Planning and Zoning regular meeting (Mr. Valente hands out site plans) for the storage of trucks and trailers at 11 Bunker Hill Road in an industrial/ commercial site, however time was a restriction to discuss/vote on the application. He states

that there was a proposal for storage on this property back in 2011 for a manufacturer of explosives however the owner was not successful with his business approval. The sight (building) is 250 feet from Bunker Hill Road and there is sufficient landscaping there. Only one house is visible from the sight. There is no proposal to change the site from Mr. Finch and no request to change the regulations.

Eric Anderson asks Mr. Valente if the location of the storage site for the equipment is in the 100 year flood plain?

John Valente replies that it is not.

Ed Sarisley asks Mr. Valente about the new gravel hard scape area on the plan.

John Valente replies that it was taken from the previous plan submitted and will no longer be on the new plan. He will provide a new one. Mr. Fitch clarifies.

Eric Anderson clarifies with Mr. Fitch that all he is asking to do is store trucks and trailers on the property outside. Which Mr. Fitch confirms.

Leigh Ann Hutchinson again clarifies with Mr. Valente that the site plan map that was handed out was taken from the 2011 proposed plan.

John Valente confirms that there was not enough time to clean up the plan.

Eric Anderson clarifies what structures and parking areas exist and what does not exist on the site. He then asks Mr. Valente about the Zone that this site plan is located in, commercial or industrial.

John Valente he is not sure it was commercial on one side and industrial on the other side.

Eric Anderson tends to believe it is industrial since an explosives manufacturer was going to be there. He then asks Mr. Fitch what else besides equipment does he plan to store on site, mulch or stones?

Mr. Fitch replies that he has no intention of storing those materials at this time.

Leigh Ann Hutchinson clarifies with Mr. Fitch that this site is only for the storage of vehicles and equipment. Mr. Fitch replies that it is only for that purpose.

John Valente asks if Mr. Fitch intends to put up any signs.

Mr. Fitch replies that he does.

Eric Anderson does not have any objection to the plan.

Mike Palazzi inquires about the storage of the mowers and their security.

Mr. Fitch replies that they are stored and secured on the trailers.

Eric Anderson would like to know if there are any pesticides stored on site.

Mr. Fitch states that there are none

Eric Anderson inquires about the vehicles carrying fuel.

Mr. Fitch 5 gallon gas cans that are stored in an outside area.

John Valente asks if Mr. Fitch what his hours of operation are?

Mr. Fitch replies 7AM until Dusk plus 1/2 hour. How many days/week can depend on the weather.

Leigh Ann Hutchinson do you do any wood chipping if so here at the site or at the job site.

Mr. Fitch they do not have wood chipping equipment and if they needed it it would be done at the job site. They use Andover Landscaping when needed.

John Valente asks how long Mr. Fitch has been in business

Mr. Fitch replies 20 years but only in Andover since May.

John Valente and Mr. Fitch discuss the ownership/location of the business and Mr. Fitch's role in that.

John Valente would like a copy of the lease that Mr. Fitch has. A copy will be made for the Town at a later date. In regards to this site he does not believe it is an encumbered area and there is only one house in site. There is ample parking and the lighting is not an issue. Mr. Valente will clean the plan up to reflect the current applicants plan since this was from the previous applicants. He states he did a site walk at 98 Shoddy Mill Road and does not find anything that is out of the ordinary, not a lot of activity and has not received any complaints. It is a shared driveway so he could bring things home however at this time Mr. Fitch has not made any request to.

Eric Anderson and John Valente discuss the conditions of approval

Eric Anderson Conditions as follows: that the waste oil and fuel to be stored in an approved storage containers for oil to move to the dump and the gas to be stored on site, 5 gallons in approved containers. Hours operations Monday through Sunday dawn to dusk. Pesticides to comply with State Law. Any signage needs to be approved by the ZEO/Commission.

John Valente the final plan will reflect the activity.

Ms. Cadorette (98 Shoddy Mill Road) inquires about the snow plowing equipment stored at Mr. Fitch's home. Will it still be there?

Mr. Fitch states that it will remain there and when it is the season (winter) it will be moved to Bunker Hill.

Ms. Cadorette asks since Mr. Fitch is not an owner anymore will she still see trucks and trailers up and down the driveway.

Mr. Fitch replies that they could have occasional trucks up the driveway. Trailers for wood should be the most activity. For the most part they will stay at Bunker Hill.

Patrick Dougherty motions to approve the application for A-Cut-Above with the conditions stated by the Chairman.

Scott Person Seconded

Motion Passed/Unanimous

Offline discussion with Mr. Fitch and the Commission on the use of his property and the wood he has and is selling.

4.b Adoption of revisions to Zoning Regulations:

“Overnight parking of commercial vehicles and vehicle signage.”

Section 2a. Commission recommendation: have the line read not stored or parked within 10ft of the front property line and 20ft on the side property line.

Section 2b. Discussion among the Commission on the amount of fuel and how it should be stored. Commission recommendation: the vehicle shall not contain more than 100 gallons of fuel be contained in a DOT fixed tank on the vehicle and not more than two five gallon DOT approved portable containers for fuel, diesel and propane (100 lb tanks).

Section 2c. **Patrick Dougherty** recommends that hazardous material be added to this line along with hazardous waste which is noted. This per the DOT requirement. All Commission members are in agreement.

Ed Sarisley recommends that the Commission add items 2b and 2c to Section one as restrictions. Commission agrees to this recommendation.

Agenda Item 4b (public hearing) is tabled until the May meeting.

4c. Discuss Incentive Housing Zone (IHZ) Grant and Phase 1 Draft

Eric Anderson asks the Commission if all three properties of the following properties should be listed for incentive housing zone (IHZ)?

- Site A Phelps property
- Site B Rosewood Enterprises
- Site C Town owned School Road property

John Valente asks the Commission if they would like a Hard copy of the POCD?

The Commission replies that they would.

Ed Sarisley asks the chairman what his question is on the properties listed?

Eric Anderson replies that Bill Warner, the Consultant, selected these properties. He believes that Site B makes sense to him (discussion among the commission on this property) and Site A is also a favorable site. He states that just because the Town has “tagged” these properties as an IHZ it does not mean that the Town will acquire the property. This is for long term planning.

Ed Sarisley asks if the Town has to publish this so that the owners of the property owner knows that it is being looked at for IHZ?

John Valente replies that he will have to ask Bill Warner.

Eric Anderson advises the Commission that they are just looking for incentive housing and it is not limited to these properties. They need to find affordable housing properties since without 10% of property for affordable housing /State Law a developer can come in and buy property and circumvent the majority zoning regulations. He also states that it is an incentive for a developer who can maintain certain standards that the Town approves of.

Discussion among the Commission on incentive housing.

Eric Anderson speaks one site C and the fact that he does not believe that this property will go over well at a Town Meeting. He believes that it is more of a paper exercise.

Discussion among the Commission on Site C, Town Land.

Ed Sarisley thinks that this property meets the criteria for a IHZ more than the other two properties.

Scott Person agrees with the Chairman that this will not go over well with Town Residents.

John Valente asks the Commission if they should look at splitting the properties into senior housing and incentive/affordable housing as there was a plan in place many years ago.

Eric Anderson we wrote three properties in our RFP so we should stay with these. The Chairman states to the Commission that we need to make a decision on these three properties. **Can we designate, down the road, if one of these properties (town property) can be 55yrs and older housing?

****question for Bill Warner**

John Valente discusses Post Road with the Commission.

Ed Sarisley thinks that accessibility is an issue for site A.

Eric Anderson asks the Commission again if these are the three properties they want to look at?

Majority agrees.

John Valente will advise Bill Warner about the concerns that the Commission has about access to the Phelps property.

Ed Sarisley Motions that for the Phelps property the plan would have to consider how to gain access to Rte. 316.

Mike Palazzi Seconded

Motion Passed 4/0/1 Leigh Ann Hutchinson abstained

Eric Anderson asks if they could go back and write a grant for the Post property?

John Valente closes the meeting going through the next P&Z meeting and what will be on the agenda. There is a new application that is to be submitted for additional natural gas being put into the pipe line in Andover by CNG.

There is a discussion among the Commission members and Mr. Valente on this topic with question and concerns. These answers will come at the next meeting when the applicant will be represented with an engineer and a company executive.

5. **Approval of Minutes:** February 18, 2016 regular Meeting minutes and Special Meeting February 29, 2016

Tabled

6. **Adjournment**

Leigh Ann Hutchinson Motions to adjourn at 9:40PM
Mike Palazzi Seconded
Motion Passed/Unanimous

*Respectfully submitted by Sandra Nichols, Commission Secretary 03/31/2016