

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM: <input type="checkbox"/> Zoning Commission <input checked="" type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)		Municipality: Andover
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 10/25/2023
Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:		
NATURE OF PROPOSED CHANGE:		
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		<input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 11/21/2023		
MATERIAL SUBMITTED HEREWITH:		
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input type="checkbox"/> Supporting Statements
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)		Name: Jim Hallisey
Date Received:		Title: Zoning Agent
Sent certified/e-mail?		Address: 17 School Rd Andover, Ct. 06232
File Number		Phone: 860-742-7305 ext 4220 Email: zoning@andoverct.org

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



Town of Andover, CT
Andover Planning and Zoning Commission
17 School Road, Andover CT 06232
860-742-7305

23-06

09/13/2023

Draft

ZONE CHANGE APPLICATION**Applicant Information:**Name: Eric AndersonAddress: 17 school rd Andover CT ct 06232Phone: 18607711072 Fax: _____

Email: _____

Legal Interest: _____

Owner Information:Name: Andover CTAddress: 17 SCHOOL RD ANDOVER, CT 6232Phone: 18607711072 Fax: _____Email: Eanderson@andoverct.org

____ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:Address: 17 SCHOOL RDSize: na Map, Block and Lot # : 33 20AIs the subject parcel within 500 ft. of the Town boundary? ____ yes ☒ noZone Change Requested from now to forever**Purpose of Request:**

comply with changing state law

Fees:Zone Change Fee = \$ 225.00 (Payable to the Town)**Signatures:**Signature of Owner(s) Andover CT Date: 09/13/2023Signature of Applicant(s) Eric Anderson Date: 09/13/2023

Town of Andover

Planning and Zoning Commision

Petition for AMENDMENT TO REGULATIONS

CHILD CARE REGULATION CHANGES TO COMPLY WITH PA 23-142

1. Number and Wording in Entirety of existing section Proposed for amendment.
 - a. *5a.08 Child Care Centers Under Special permit Uses*

2. Proposed Addition or change in wording.
 - a. **Delete 5a.08 entirely**
 - b. **(New Text) 5.0.6 child care centers**
 - c. **(New Text) 7.0.7 child care centers**

3. What circumstances Justify the proposed amendment?

Our fearless legislators have enacted PQ 23-142 and made our current regulations non-compliant The

4. How will the proposed amendment clarify or improve the Zoning Regulations and/or improve the development of the Town of Andover?

This amendment complies with state law

5. How will the proposed amendment effect the adopted Plan of Development

No change

6. The applicant agrees to pay any and all fees to the Town of Andover

Eric Anderson Town Administrator

17 School Rd Andover CT 06232

Phone # 860.771.1072

Signed and Dated 9/13/2023

On behalf of the Board of Selectman



Town of Andover, CT
Andover Planning and Zoning Commission
17 School Road, Andover CT 06232
860-742-7305

23-07

09/20/2023

Draft

ZONE CHANGE APPLICATION**Applicant Information:**Name: Eric AndersonAddress: 17 school rd Andover CT ct 06232Phone: 18607711072

Fax: _____

Email: Eanderson@andoverct.org

Legal Interest: _____

Owner Information:Name: Andover CTAddress: 17 SCHOOL RD ANDOVER, CT 6232Phone: 18607711072

Fax: _____

Email: Eanderson@andoverct.org

____ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:Address: 17 SCHOOL RDSize: _____ Map, Block and Lot #: 33 20AIs the subject parcel within 500 ft. of the Town boundary? ____ yes ☒ noZone Change Requested from NA to _____**Purpose of Request:**

Changes to sign regulations and lighting regulations

Fees:Zone Change Fee = \$ 225.00 (Payable to the Town)**Signatures:**Signature of Owner(s) Andover CT Date: 09/20/2023Signature of Applicant(s) Eric Anderson Date: 09/20/2023

Town of Andover

Planning and Zoning Commission

Petition for AMENDMENT TO REGULATIONS

LIGHTING REGULATION CHANGES

1. Number and Wording in Entirety of existing section Proposed for amendment.
 - a. *NA*
 - b. **23.5B.3 Modifications to this section including lighting for outdoor recreational facilities, public buildings, public monuments, flagpoles, Stairs, Ramps and Architectural emphasis may be permitted by the commission by special permit, but in no event shall lighting fixtures be higher than 35 feet nor lumens greater than 12 per square foot**
2. Proposed Addition or change in wording.
 - a. **(New Text) 4.21.7 modifications to section 4.21 may be permitted by the Commission by special permit where it can be demonstrated to the Commission that compliance is not practical for a public recreational facility.**
 - b. **23.5B.3 a Modifications to this section including lighting for, public buildings, public monuments, flagpoles, Stairs, Ramps and Architectural emphasis may be permitted by the commission by special permit, but in no event shall lighting fixtures be higher than 35 feet nor lumens greater than 12 per square foot**
 - c. **(New Text) 23.5B.3 b Modifications to this section for lighting for public outdoor recreational facilities may be permitted by the commission by special permit. A lighting study shall be required to determine the maximum recommended lighting fixture height and maximum lumens per square foot based on the type and intensity of the sport or use and the size of area illuminated.**

3. What circumstances Justify the proposed amendment?

The Town of Andover wishes to safely illuminate existing recreational facilities to facilitate nighttime athletic activities.

4. How will the proposed amendment clarify or improve the Zoning Regulations and/or improve the development of the Town of Andover?

This amendment allows the Town the ability to modify outdoor lighting requirements on town owned properties to enable sufficient lighting levels and uniformity to allow nighttime use of athletic facilities. The town wishes to have the capability to allow nighttime practice and games at town owned recreational fields.

The maximum illumination levels allowed in the regulations are reasonable for parking areas, but are insufficient for athletic purposes. Restricting illumination height to 35 ft does not allow for uniform lighting with the field width of the existing facility. By requiring a lighting study, the commission can better evaluate any request based on sporting types and usage, and balance the needs of the public for dark sky compatibility and light pollution with the addition of recreational needs.

5. How will the proposed amendment effect the adopted Plan of Development

Positively. Athletic fields and increased recreational opportunities help foster a sense of pride in the community while preserving the rural character. In the POCD "recreational activities" ranked 6 out of 6 as an attribute. The town continues to take strides to improve this. And the POCD calls for "providing both passive and active recreational opportunities"

6. The applicant agrees to pay any and all fees to the Town of Andover

Eric Anderson Town Administrator

17 School Rd Andover CT 06232

Phone # 860.771.1072

Signed and Dated 8/28/2023

On behalf of the Board of Selectman

Town of Andover
Planning and Zoning Commission
Petition for AMENDMENT TO REGULATIONS

SIGNAGE REGULATION CHANGES

1. Number and Wording in Entirety of existing section Proposed for amendment.
 - a. *section 15.4.1 d. Billboard signs*
 - b. 15.5.1 The Town of Andover, acting by its Board of Selectman or its designee, may erect Public Interest signs of a size, construction and lighting deemed appropriate for the purpose, but in no event larger than 16 square feet
 - c. NA

2. Proposed Addition or change in wording.
 - a. 15.4.1 d. Billboard signs *except when explicitly authorized by the Board of Selectman on Town Owned Property*
 - b. 15.5.1 a The Town of Andover, acting by its board of Selectman or its designee, may erect signs on town property or ROW of a quantity, size, construction, height and lighting deemed appropriate for the purpose, but in no event larger than 32 square feet each.
 - c. 15.5.1 b. Any signs placed on the Andover Elementary School building or grounds shall require approval by the Board of Education or their designee.

3. What circumstances Justify the proposed amendment?

Three issues have arisen in the last 3 months where there is a conflict between the zoning regulations and the goals of town officials.

1. Size of the sign for the community/senior center
2. Erecting banners on Lightpoles at Andover Elementary School
3. Allowing business signage at the Andover Veterans Memorial Field

This amendment allows the Town more flexibility to use signage on town owned properties

4. How will the proposed amendment clarify or improve the Zoning Regulations and/or improve the development of the Town of Andover?

There is some ambiguity in the regulations regarding Banners as signage. This explicitly allows the Board of Selectman, as the property owner Discretion to have more signage flexibility. It also gives the town the ability to allow commercial banners to offset the costs of maintaining the athletic fields. This also allows the installation of banners at a sufficient height that vandalism is less likely.

5. How will the proposed amendment effect the adopted Plan of Development

This will help Foster a sense of Place with well thought out banners. This will also foster economic development by placing business signage where local residents are present at athletic events. Both are goals of the 2015 POCD.

6. The applicant agrees to pay any and all fees to the Town of Andover

Eric Anderson Town Administrator

17 School Rd Andover CT 06232

Phone # 860.771.1072

Signed and Dated 8/28/2023

On behalf of the Board of Selectman