

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, JANUARY 24TH, 2022 - 7:00 P.M.
LOCATION: VIRTUAL MEETING VIA ZOOM

REGULAR MEETING MINUTES

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Crème, Scott Person, Leigh Ann Hutchinson, Steve Nelson, and Susan England (alternate)

Member Absent: Anne Blanchard (alternate) and Kevin Arnesen (alternate)

Others Present: Zoning Agent – Jim Hallisey, Board Clerk – Abbie Winter, Bill Warner, Chris Bell, and Katherine Hutchinson

1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 7:00 p.m.

2) ROLL CALL/SEATING OF ALTERNATES: No alternates were seated.

3) ADDITIONS/CHANGES TO THE AGENDA:

Add Old Business item 5d: Alcohol and cannabis regulations

Add New Business item 6: PZC budget

Add item 10: Adjournment

4) PUBLIC COMMENT: None.

5) OLD BUSINESS

a. Update on Affordable Housing Plan Update (Bill Warner - Consultant)

B.Warner overviewed the history, current status, requirements, and next steps of Andover's Affordable Housing Plan.

He discussed the options to provide housing, project funding, who qualifies for affordable housing in Andover, and the state's restrictions for what qualifies as affordable housing. He presented the current low availability of naturally occurring affordable units that meet the state's restrictions to display the need to develop more affordable housing units.

B.Warner reviewed the next steps for the plan to define what target population Andover's affordable housing will intend to serve, how many units to create, strategies to create the units, and what Andover can do to encourage affordable housing.

There was discussion regarding potential development sites, current affordable housing units, and next steps.

b. Property of William & Joe Genovese, 517 Route 6. Sand/gravel operation Chris Bell, P.E. representing the owner

On behalf of the applicant, Chris Bell was present.

C.Bell reported that the excavation proceeded after the Commission received the December 20th Restoration Site Plan, and he updated the Commission on the current excavation phase and the projected amount of gravel to be removed, approximately 4,000 cubic yards.

C.Bell stated that when the operation's PZC approval deadline arrives, whatever excess gravel that remains will be spread to grade off the lot. He stated the site has an elevation range of roughly 294.5-296', and that the owner W.Genovese will likely not ask for another project extension from the Commission.

C.Bell reviewed the restoration plan, including grading off, applying topsoil, installing a silt fence, planting shrubs, power mulching, filling the trench and detention pond. He stated he will not be filling in any area that is within the existing flood plain.

C.Bell stated after the topsoil is spread, the goal is to achieve a uniform elevation throughout the site, which will be approximately 296'. The grade elevation of the neighboring gas station is 294'. He added that the grading will be such to allow for a sheet flow across the property to drain towards the front.

J.Larson clarified that the project's deadline expires on approximately March 17th. The restoration should be complete within 60 days of March 17th.

K.Hutchinson expressed concern about the project's impact on her property, which is to the east of the project.

C.Bell responded that the current detention pond was intentionally installed with the intent to eventually level it. The runoff to K.Hutchinson's property will be much less after the project's completion due to the reduction in slope and the increased filtration from the addition of ground cover. The drainage will be primarily directed to the front, instead of draining directly to the east. C.Bell clarified the site will not be exactly uniformly level, there will be a slight grade towards the front to ensure drainage sheet flow to the south end of the property.

J.Larson MOVED that the operation can extract material from the 50 foot buffer zone abutting M.Martin's property. S.Person SECONDED.

L.Hutchinson asked if Hank Gruner or Wetlands agent Joe Wagner have visited the site.

J.Hallisey noted that H.Gruner visited a few months ago and has monitored the project closely throughout its course. J.Hallisey stated he doesn't know if J.Wagner has visited the site. C.Bell noted the project is over 200 ft from the wetlands.

By roll call vote, MOTION CARRIED 5:0:0.

c. Discussion - Sign Regulation Update

There was discussion regarding how to best regulate window signs, political signs, and temporary signs.

d. Alcohol and cannabis regulations

J.Larson stated he could not find any state statutes regarding cannabis regulations. J.Larson looked at Columbia's regulations to see if they have cannabis regulations, and to compare their alcohol regulations to Andover's. He noted that Columbia's regulations do not have a line item regarding the proximity of liquor stores to the town line. J.Larson proposed removing the line items 17.0a and 17.0b.

S.England noted that there may be a state requirement regarding proximity of liquor establishments to state parks, specifically regarding the Rail Trail. J.Larson will look into it.

6) NEW BUSINESS

a. PZC budget

J.Larson reported the Committees' previous budget uses, and noted he requested a 50% increase in the budget for a total of \$75,000 to cover salaries, legal fees, trainings, and map updates.

There was discussion regarding Land Use Office coverage.

7) APPROVAL OF MINUTES

a. December 20, 2021 Meeting

The minutes of December 20th, 2021 were amended as follows:

Public Hearing Minutes

Others present: Zoning Agent – Jim Hallisey, Board Clerk – Abbie Winter, ~~Chris Bell~~, Matt Eucalitto, Bill Warner, Matthew Bruton, Robin Messier Pearson, Chris Bernard, Ryan Fitch, and Sal Sena

Regular Meeting Minutes

Others present: Zoning Agent – Jim Hallisey, Board Clerk – Abbie Winter, ~~Chris Bell~~, Matt Eucalitto, Bill Warner, Matthew Bruton, Robin Messier Pearson, Chris Bernard, Ryan Fitch, and Sal Sena

J.Larson MOVED to approve the December 20th 2021 Meeting Minutes as amended. S.Nelson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

8) CORRESPONDENCE: None.

9) ADMINISTRATIVE REPORTS/ENFORCEMENT ACTIONS

- a. The IWWC received the 580 Lake Road, Lake Road LLC application. J.Hallisey anticipates a site plan application in the near future.
- b. The Connecticut Meditation Center (CTMC) purchased the 131 Route 6 property and they hope to move forward. J.Hallisey does not know their time frame.
- c. There was a previous issue at 320 Route 6 regarding a zone change on the map. J.Hallisey has not heard anything from the owner or potential buyers.
- d. J.Hallisey is working with the ZBA to schedule a meeting to clarify the commission's role.
- e. J.Hallisey is working on filing the 26 Old Farms Rd subdivision plan.
- f. Blight ordinance violation at 12 Center Street. The owner agreed to tear it down, as he already intended. The owner has an application in for a demolition permit. S.Person asked if the owner paid the taxes that are due before his demolition application is approved. J.Hallisey will look into it.
- g. Someone purchased 64 Long Hill Road and there is construction debris that raised complaint. The owner agreed to get a dumpster.
- h. There is now a blight citation hearing officer, and they have not yet received training. J.Hallisey reported he can now issue a blight citation since he can now reference the blight officer. L.Hutchinson noted Mark Risley was appointed as the Citation Hearing Officer at the January 10th Board of Selectman meeting.

10) COMMISSION DISCUSSION/MISCELLANEOUS

11) PUBLIC COMMENT: None.

12) ADJOURNMENT

J.Larson MOVED to adjourn the meeting at 9:41 p.m. A.Crème SECONDED. MOTION CARRIED unanimously.

Respectfully submitted by Abbie Winter,

Abbie Winter

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.