

Page 1 of 1

Town of Andover
Planning and Zoning Commission
Regular Meeting
Community Room, 17 School Road
Monday, May 16, 2011
7:00pm

Agenda

Call to Order

~~Roll Call and Seating of Alternates~~

~~Additions/Changes to the Agenda~~

Executive Session

1. Discuss pending litigation – Scott Beebe's Appeal of the Commission's decision.

Public Participation

Old Business

1. Application of Scott Beebe, 305 Route 6, for a Special Permit for a Class C commercial kennel and dog day care to be located on a 10 acre lease on the north side of Hutchinson Road. The Commission will receive information and hear a presentation on a revision to the original application; the commission may act on this information and in acting may consider an approval of the kennel as proposed with a revision
2. Continue discussion regarding proposed Blight Ordinance.

New Business:

1. Re-subdivision of Lot 3, Joseph Swetland's Woods, Lake Road, Property of George and Robin Ives.
2. Approval of minutes: April 11, 2011
3. Discussion regarding proposal of accessory structure regulation
4. Administrative Report
5. Any other business approved by the Commission
6. Correspondence
7. Adjournment

****Commission members, please call the Building Department at 742-4036 by noon on Monday if you are unable to attend.**

RECEIVED FOR RECORD
05-12-11 @ 12:58 PM
Margaret H. Busch
Asst. TOWN CLERK

**TOWN OF ANDOVER
PLANNING AND ZONING COMMISSION
REGULAR MEETING
COMMUNITY ROOM, 17 SCHOOL ROAD
MAY 16, 2011**

MOTIONS

Members Present: Susan England, Robert Russell, Erich Siismets and Leigh Ann Hutchinson

Alternates Present: Eric Anderson

Members Absent: Jeanne Gagnon

Alternates Absent: Donald Smith, Jr. and Barbara Rodegher

Guests Present: Mark Branse, Esq. (Counsel for Town of Andover)
Scott Beebe
Dennis Ceneviva, Esq. (Counsel for Scott Beebe)
George and Robin Ives
David Knowlton
Michael Palazzi

Staff Present: John Valente, Zoning Enforcement Agent
Jillene Woodmansee, Commission Secretary

1. Executive Session

R. Russell moves that the Commission go into Executive Session at 7:05pm. E. Siismets seconds and the motion passes unanimously (5-0-0).

R. Russell moves that the Commission come out of Executive Session at 8:40pm. E. Siismets seconds and the motion passes unanimously (5-0-0).

2. Re-subdivision of Lot 3, Joseph Swetland's Woods, Lake Road, Property of George and Robin Ives.

E. Anderson moves to accept the application of George and Robin Ives for a re-subdivision of Lot 3, Joseph Swetlands's Woods, Lake Road, and schedule the Public Hearing for June 20, 2011, at 7:00pm. R. Russell seconds and the motion passes unanimously (5-0-0).

3. Approval of Minutes – April 11, 2011

R. Russell moves to approve the April 11, 2011, minutes as amended. E. Anderson seconds and the motion passes (4-0-1, E. Siismets abstained).

4. Application of Scott Beebe, 305 Route 6, for a Special Permit for a Class C commercial kennel and dog day care to be located on a 10 acre lease on the north side of Hutchinson Road. The Commission will receive information and hear a presentation on a revision to the original application; the commission may act on this information and in acting may consider an approval of the kennel as proposed with a revision

R. Russell moves to approve the application of Scott Beebe as revised. E. Anderson seconds and the motion passes (4-0-1, E. Siismets abstained).

5. Adjournment

~~R. Russell moves to adjourn at 9:35pm. E. Siismets seconds and the motion passes unanimously (5-0-0).~~

Respectfully submitted by:
Jillene Woodmansee, Commission Secretary

RECEIVED FOR RECORD
5-19-2011 @ 11:24 am
Carel N. Lee
TOWN CLERK

**TOWN OF ANDOVER
PLANNING AND ZONING COMMISSION
REGULAR MEETING
COMMUNITY ROOM, 17 SCHOOL ROAD
MAY 16, 2011**

MINUTES

Members Present: Susan England, Robert Russell, Erich Siismets and Leigh Ann Hutchinson

Alternates Present: Eric Anderson

Members Absent: Jeanne Gagnon

Alternates Absent: ~~Donald Smith, Jr. and Barbara Rodegher~~

Guests Present: Mark Branse, Esq. (Counsel for Town of Andover)
Scott Beebe
Dennis Ceneviva, Esq. (Counsel for Scott Beebe)
George and Robin Ives
David Knowlton
Michael Palazzi

Staff Present: John Valente, Zoning Enforcement Agent
Jillene Woodmansee, Commission Secretary

Call to Order

S. England called the meeting to order at 7:03pm.

Roll Call and Seating of Alternates

Present at the call to order are regular members S. England, R. Russell, E. Siismets and L.A. Hutchinson and alternate member E. Anderson. E. Anderson is seated for J. Gagnon.

Additions/Changes to the Agenda

None

Executive Session

1. Discuss pending litigation – Scott Beebe's Appeal of the Commission's decision.

Motion:

R. Russell moves that the Commission go into Executive Session at 7:05pm. E. Siismets seconds and the motion passes unanimously (5-0-0).

Motion:

R. Russell moves that the Commission come out of Executive Session at 8:40pm. E. Siismets seconds and the motion passes unanimously (5-0-0).

New Business

1. Re-subdivision of Lot 3, Joseph Swetland's Woods, Lake Road, Property of George and Robin Ives.

S. England stated that the next item discussed will be New Business, #1.

J. Valente briefly discussed the application of George and Robin Ives for a re-subdivision of Lot 3, Joseph Swetland's Woods, Lake Road. He noted that the recently approved fee structure does not distinguish between applications for subdivisions and application for re-subdivisions and that the Ives have paid a fee of \$710.00 for this re-subdivision under the new fee structure. The members agreed to look into a modification of this fee.

J. Valente also briefly discussed the recently approved modification to the fire pond/cistern regulation in the Subdivision Regulations and E. Anderson confirmed his recollection that the language was intended to exclude previously approved subdivisions.

Motion:

E. Anderson moves to accept the application of George and Robin Ives for a re-subdivision of Lot 3, Joseph Swetland's Woods, Lake Road, and schedule the Public Hearing for June 20, 2011, at 7:00pm. R. Russell seconds and the motion passes unanimously (5-0-0).

2. Approval of Minutes – April 11, 2011

It was noted that on Page 2 of 5, the Motion regarding the application of Vincent Grimaldi, should state, "Leigh Ann Hutchinson in response..."

Motion:

R. Russell moves to approve the April 11, 2011, minutes as amended. E. Anderson seconds and the motion passes (4-0-1, E. Siismets abstained).

Public Participation

None

Old Business

1. Application of Scott Beebe, 305 Route 6, for a Special Permit for a Class C commercial kennel and dog day care to be located on a 10 acre lease on the north side of Hutchinson Road. The Commission will receive information and hear a presentation on a revision to the original application; the commission may act on this information and in acting may consider an approval of the kennel as proposed with a revision

Attorney Branse provided the Commission, Mr. Beebe and Attorney Ceneviva with a draft Proposed Appeal Settlement Terms. The Commission suggested minor changes to the wording which were agreed to by Attorney Ceneviva on behalf of his client. Attorney Branse gave a summary of the proceedings and the actions taken tonight.

Motion:

R. Russell moves to approve the application of Scott Beebe as revised. E. Anderson seconds and the motion passes (4-0-1, E. Siismets abstained).

2. Continue discussion regarding proposed Blight Ordinance.

J. Valente provided the Commission with additional samples from other towns' Blight Ordinances. Attorney Branse provided some brief comments regarding Blight Ordinances and stated that he can provide the Commission with a sample. Further discussion regarding a proposed Blight Ordinance is tabled.

Continued New Business:

3. Discussion regarding proposal of accessory structure regulation

J. Valente provided the Commission with some information regarding accessory structure regulations. Attorney Branse suggested that the Commission review Torrington's regulations regarding this issue.

4. Administrative Report

J. Valente provided an update as to the status of the work at the Plaza.

5. Any other business approved by the Commission

None

6. Correspondence

None

7. Adjournment
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Motion:

R. Russell moves to adjourn at 9:35pm. E. Siismets seconds and the motion passes unanimously (5-0-0).

Respectfully submitted by:

Jillene Woodmansee, Commission Secretary

*These minutes are submitted as required by the Freedom of Information Act and are not official until formerly approved by the Commission.

RECEIVED FOR RECORD
05-23-11 @ 6:39 PM

Margaret H. Busch
Asst. TOWN CLERK

**TOWN OF ANDOVER
PLANNING AND ZONING COMMISSION
NOTICE OF ACTION**

The Town of Andover Planning and Zoning Commission took the following action at their meeting on Monday, May 16, 2011,

Approved, with conditions, the application of Scott Beebe, 305 Route 6, for a Special Permit for a Class C commercial kennel and dog day care to be located on a 10 acre lease on the north side of Hutchinson Road.

Details of the above-mentioned application can be found in the Building Department at the Andover Town Office Building, 17 School Road, Andover.

John Valente
Zoning Officer

Notice of *Rivereast*: Please public as a legal notice in the *Rivereast* on Friday, May 27th.

If you have any questions, please contact the Andover Building Department at 860-742-4036 or jwoodmansee@charter.net.

RECEIVED FOR RECORD
05-23-11 @ 5:45 PM
Margaret H. Busch
Asst. TOWN CLERK

NEWS BULLETIN • May 27, 2011

**TOWN OF ANDOVER
PLANNING AND
ZONING COMMISSION
NOTICE OF ACTION**

The Town of Andover Planning and Zoning Commission took the following action at their meeting on Monday, May 16, 2011.

Approved, with conditions, the application of Scott Beebe, 305 Route 6, for a Special Permit for a Class C commercial kennel and dog day care to be located on a 10 acre lease on the north side of Hutchinson Road.

Details of the above-mentioned application can be found in the Building Department at the Andover Town Office Building, 17 School Road, Andover.

1TB 5/27

John Valente – Zoning Officer

NEWS BULLETIN • June 10, 2011

**TOWN OF ANDOVER
PLANNING AND
ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Town of Andover Planning and Zoning Commission will hold a Public Hearing at 7:00pm, Monday, June 20, 2011, at the Community Room, 17 School Road, to receive comments from the public concerning the following:

Application of George and Robin Ives, 61 Hale Rd., Glastonbury, for a re-subdivision of 19.96 acres, Lot 3, Joseph Swetland's Woods, Map 32/Block 48 Lot 1-8, AL Zone, Lake Road, for a total of two (2) lots.

Comments may be presented at the Public Hearing or may be submitted in writing to the Andover Building Office. Details of the above mentioned application can be found in the Building Department at the Andover Town Office Building, 17 School Road, Andover.

John Valente
Zoning Officer

2TB 6/10, 6/17

COPY

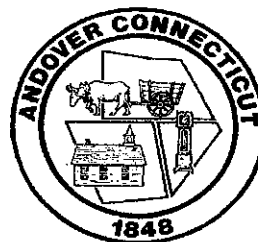
Planning & Zoning Agent

Town of Andover

17 School Rd.

Andover, CT 06232

(860) 742-4036 - Fax (860) 742-4040



June 13, 2011

VIA CERTIFIED MAIL

Mr. Scott Beebe
305 Route 6
Andover, CT 06232

Re: Application for a Special Permit for a Class C kennel and dog day care

Dear Mr. Beebe:

As you know, at their meeting on May 16, 2011, the Planning and Zoning Commission approved your application for a Special Permit for a Class C kennel and dog day care to be located on a ten (10) acre lease on the north side of Hutchinson Road in Andover, Connecticut.

There was a fifteen (15) day appeal period for anyone who wished to object to the decision of the Planning and Zoning Commission which commenced on Friday, May 27, 2011, when the Legal Notice of Action was printed in the *Rivereast*. A copy of the Legal Notice of Action is enclosed for your records.

Please come to the Building Office and pick up the original Special Permit and file it on the land records with the Town Clerk (there will be a filing fee for this).

If you have any further questions, please feel free to contact me.

Sincerely,

John Valente
Zoning Enforcement Agent

:jbw

Enclosure (Legal Notice)

**TOWN OF ANDOVER
PLANNING AND ZONING COMMISSION
NOTICE OF ACTION**

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Details of the above-mentioned application can be found in the Building Department at the Andover Town Office Building, 17 School Road, Andover.

John Valente
Zoning Officer

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Notice of *Rivereast*: Please public as a legal notice in the *Rivereast* on Friday, May 27th.

If you have any questions, please contact the Andover Building Department at 860-742-4036 or jwoodmansee@charter.net.