

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, JULY 19, 2021 7:00PM
LOCATION: VIRTUAL MEETING VIA ZOOM

PUBLIC HEARING AND REGULAR MEETING MOTIONS

PUBLIC HEARING

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Crème, Scott Person, Steve Nelson, Leigh Ann Hutchinson, Scott Person, Anne Blanchard (alternate), Kevin Arnesen (alternate)

Member Absent: Susan England (alternate)

Others Present: Board Clerk – Mindy Gosselin, Board Clerk – Abbie Winter, Erik Loteczka, George Correia, Beebe Family, Adam Delventhal, Chris Bell

- 1) Call to Order: Chair J. Larson called the public hearing to order at 7:01 p.m.
- 2) Application APPLICATION(S) **PZC 21-03**
Application of George Correia and Melissa and Erik Loteczka. Property known as **26 Old Farms Road**, aka Assessor's Map 28/Block 7/Lot 6-23. Applicants seeking 1) a Special Permit for two rear lots in accordance with Section 4.9 of the Andover Zoning Regulations; AND a two (2) lot Open Space/Cluster re-subdivision in accordance with Section 5.5 of the Andover Zoning Regulations and the Andover Subdivision Regulations in their entirety. Note: As proposed, this re-subdivision is comprised of one (1) lot with access off Old Farms Road via an easement and one (1) lot accessed off Pine Ridge Drive (near the cul-de-sac).
- 3) Public Comment
- 4) Close or Extend Public Hearing
S. Person MOVED to close the public hearing. Anne Crème SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
- 5) Adjournment
J. Larson MOVED to adjourn the public hearing at 7:20 p.m. MOTION CARRIED unanimously.

REGULAR MEETING (Held immediately following the Public Hearing)

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Crème, Scott Person, Steve Nelson, Leigh Ann Hutchinson, Scott Person, Anne Blanchard (alternate), Kevin Arnesen (alternate)

Member Absent: Susan England (alternate)

Others Present: Board Clerk – Mindy Gosselin, Erik Loteczka, George Correia, Beebe Family, Adam Delventhal, Chris Bell

- 1) Call to Order: Chair J. Larson called the regular meeting to order at 7:21 p.m.
- 2) Roll Call/Seating of Alternates
- 3) Additions/Changes to the Agenda
- 4) Public Comment
- 5) Old Business

- a) Action Item – Application(s) of George Correia & Erik/Melissa Loteczka, **26 Old Farms Road**, aka Assessor's Map 28/Block 7/Lot 6-23.

S. Person MOVED to approve THE APPLICATION OF GEORGE CORREIA & ERIK/MELISSA LOTECKA FOR A SPECIAL PERMIT FOR TWO REAR LOTS AS DEPICTED ON A PLAN ENTITLED "CORREIA/LOTECKA ACRES – APPLICATION FOR A 2 LOT RE-SUBDIVISION AND SPECIAL PERMIT FOR 2 REAR LOTS 26 OLD FARMS ROAD/PINE RIDGE DRIVE ANDOVER, CT ASSESSOR'S MAP 28 BLOCK 7 LOT 6-23 TOTAL RESUBDIVISION AREA 13.86 ACRES" dated 8.12.20 and revised through 6.14.21. AND A TWO LOT OPEN SPACE/CLUSTER SUBDIVISION AS DEPICTED ON THE AFOREMENTIONED PLAN WITH THE FOLLOWING CONDITIONS:

- 1) The plan shall be modified so as to include the following:

Notes to be added:

"The property owner will maintain the culverts (2) on the driveway off Pine Ridge Drive so as to be clear of debris and maintain full flow through the culverts";

"The driveway shall be constructed in accordance with Section 4.9.4 and 4.16 of the Zoning Regulations";

"The driveway shall be capable of supporting emergency equipment up to 70,000 pounds and design construction material submittals shall be certified by a professional engineer and submitted to the Town for review prior to construction";

"The precast concrete box culvert shall be designed for HS20 or HL-93 loading in accordance with the Connecticut Department of Transportation Design Manual"

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"The driveways shall not exceed a grade of 10%";

"Coventry" shall be changed to "Andover" wherever it appears".

- 2) The applicant is responsible for submitting the proposed open space covenants for approval and such approval shall be secured prior to filing the mylars;

- 3) All monumentation and iron pins will be installed prior to the issuance of a building permit and shown as such on the site plan;

- 4) The area to be protected by the open space covenants will be identified in the field per the regulations.

- 5) Any damage to the shared driveway on Old Farms Road incurred as a result of construction shall be repaired by the applicant(s);

- 6) The applicant will take appropriate action to ensure that the drainage structure shown on the approved plan is maintained in perpetuity.

- 7) The applicant shall be responsible for filing the mylars of the approved plans, duly signed by the Planning and Zoning Commission Chairperson prior to the commencement of work.

- 8) The removal of invasive plants from the open space area is authorized.

L. Hutchinson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

- b) Discussion/Possible Action – **PZC Application 21-04, 128 Wheeling Road**. Applicant is seeking a Site Plan Approval for an Accessory Apartment in accordance with Section 4.11 of the Andover Zoning Regulations.

A. Crème MOVED to approve PZC Application 21-04, 128 Wheeling Road. S. Person SECONDED. By roll call vote, MOTION FAILED 4:1:0.

- c) Action Item – Request of Christopher Bell, Agent for William/Joe Genevese.
Applicant seeking and extension of an existing Special Permit to operate a Sand/Gravel Pit at **517 Route 6** (Section 16 of the Andover Zoning Regulations)

S. Person MOVED to remove the detention basin from the site. A Crème SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
- d) Discussion/Action – Previously Approved Special Permit for a Kennel operation at **241 Route 6**. (Scott Beebe, applicant)

S. Person MOVED to have the applicant provide a modified application to PZC for approval. L. Hutchinson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
- e) Discussion – Affordable Housing Plan and Recent Legislation
- f) Discussion – Return to live Planning & Zoning Commission Meetings
- g) Filling of Vacancies
- 6) New Business
- 7) Approval of Minutes
 - a) Regular Meeting and Public Hearing of June 21st, 2021

The June 21st, 2021 Regular Meeting and Public Hearing Minutes were amended as follows:

Item 5b. Applicant seeking and extension of an existing Special Permit to operate a Sand/Gravel Pit at 517 Route 6 (Section 16 of the Andover Zoning Regulations);

Item 5b. H. Gruner wanted it to be mostly sand and the seeding to be the little blue stem ecotype with 50% ~~coverag~~ **coverage**.

Item 5b. If the extension ~~in~~ **is** granted, the grated sand pile will be removed and restoration can proceed from station 250 to station 190.

Item 5d. S. Beebe stated that **he** operates as a ~~does~~ doggy day care but under state regulations his business falls under boarding due to the dogs being looked after for more than 5 hours.

Item 7e. S. Person ~~MOVED~~. **SECONDED**.

A Crème MOVED to approve the Regular Meeting and Public Hearing minutes of June 21st, 2021 as amended. S. Person SECONDED. By roll call vote, MOTION CARRIED 4:0:1 with S. Nelson abstaining.
- 8) Correspondence
- 9) Administrative Report
- 10) Commission Discussion/Miscellaneous
- 11) Public Comment
- 12) Adjournment

A.Crème MOVED to adjourn the meeting at 9:31 p.m. L. Hutchinson SECONDED. MOTION CARRIED unanimously.

Respectfully submitted by Mindy Gosselin,

Mindy Gosselin

PLEASE NOTE: The motions are not official until approved by PZC at the next meeting. Please see the next PZC meeting minutes for approval or changes to these motions.