

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 20th 2021 - 7:00 P.M.
LOCATION: VIRTUAL MEETING VIA ZOOM

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

Member Absent: Susan England (alternate) and Kevin Arnesen (alternate)

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

PUBLIC HEARING MINUTES

- 1) CALL TO ORDER: Chair J. Larson called the public hearing to order at 7:00 p.m.
- 1) **APPLICATION** - Application of Gary Eucalito, Property of Lake Road LLC, 580 Lake Road. Applicant seeking a two lot sub-division in an Industrial zone. Presentation by applicant, questions and comments by Commissioners, staff comments.

On behalf of the applicant, Matt Eucalito, Matt Bruton, and Robin Messier Pearson, were present.

M.Bruton presented the sub-division proposal, and reported that they're done septic testing with the Eastern Highland Health Department (EHHD). The EHHD provided a letter expressing the adequacy of the subdivision plan as it relates to septic system requirements. The EHHD included conditions of approval necessary for future development.

M.Bruton will return to the Commission for site plan approval in the future, after being granted subdivision approval. Currently the applicant is just interested in pursuing subdivision approval from the Commission.

M.Bruton met with the IWWC to discuss the parcel's location within an upland review area. It was decided that if the sub-division is granted approval by the PZC, then the applicant will return to the IWWC to show them the onsite improvements that would fall in this area.

There was discussion about water supply, which is necessary for the applicant's development plan that will pursue PZC approval in the future, pending subdivision approval.

M.Bruton referred to the EHHD letter of approval for the subdivision proposal, dated December 17th. M.Bruton noted the letter's conditions of approval, and the letter's mention that there are suitable locations for water supply wells and waste water systems on each proposed lot for the existing and proposed uses. M.Bruton clarified that the letter permits the subdivision of the property, and that the site is not yet permitted for development - the applicant plans to pursue this at a later time.

J.Larson referred to a separate letter from the EHHD also dated December 17th. M.Bruton clarified that this letter refers to the proposed site plan application, which he is not yet proposing to the PZC, and that this letter is separate from the EHHD's letter of approval for the subdivision.

J.Hallisey clarified that the EHHD letter regarding the site plan does not regard the current sub-division application before the Commission.

R.Pearson, the applicant's counsel, added that frequently, subdivisions with an undetermined end use will bear the condition that the site cannot be developed until such time as the health district has signed off on the adequacy of a proposed water and sewer system based on the ultimate use proposed for the site. This however does not preclude the lot from being subdivided.

S.Person asked for clarification on the parcel's elevation and the drainage pipe on the property.

M.Bruton shared the future stormwater management system plans from the future site plan proposal.

C.Bernard, a neighbor of the property, stated concern for the potential increase of traffic and provided suggestion for security against vandalism.

M.Bruton provided more detail regarding the well permitting, planning, installation, and testing that the applicant will need to go through for the future site plan approval.

2) EXTEND/CLOSE PUBLIC HEARING

J.Larson closed the public meeting at 7:42.

3) ADJOURNMENT

REGULAR MEETING MINUTES

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

Member Absent: Susan England (alternate), and Kevin Arnesen (alternate)

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, Katherine Hutchinson, and Sal Sena

1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 7:42 p.m.

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

3) ADDITIONS/CHANGES TO THE AGENDA:

a. J.Larson proposed to move Old Business items C and E after the New Business discussion.

4) PUBLIC COMMENT: None.

5) OLD BUSINESS

a. Action Item – [Application](#) for a 2 lot sub-division at 580 Lake Road, aka Assessor's Map 33/Block 34/Lot 2;4

J.Larson MOVED to approve the application of Gary Eucalito, property 580 Lake Road Andover CT as depicted on a plan titled Lake Road Subdivision Plan Lake Road LLC 580 Lake Road Andover CT as prepared by BL Companies dated October 18th, 2021 revised through 12.14.2021. S.Nelson SECONDED.

Conditions of Approval:

- Install proper monumentation in accordance with the sub-division regulations.
- Include the note in plans: "No construction shall be allowed on the lot 2b until such time as the Eastern Highlands Health District has approved the construction of a sewage disposal system."

By roll call vote, motion PASSED 5:0:0.

b. Discussion - Affordable Housing Plan (Bill Warner, consultant);

B.Warner provided background on the structure, purpose, requirements, and timeline of the Affordable Housing Plan.

There was discussion about conducting a survey of the Andover population for feedback regarding housing needs.

c. Discussion – Local (PZC) recreational cannabis regulations;

J.Larson presented drafted amendments to Section 17 to include cannabis.

There was discussion about updating the regulations precluding liquor establishments within a radius of 500 ft from lots having frontage in a Residential district, and from other establishments selling liquor.

The Commission will revisit updating these regulations next month.

d. Remediation Plan – [Gravel Pit](#) at 517 Route 6 (Chris Bell representing the owner/applicant);

This will be discussed during the February meeting.

e. Discussion – Sign Regulations.

The Commission reviewed and incorporated the members' feedback on the Sign Regulations.

There was discussion about sign size requirements for varying zoning districts and purposes.

6) NEW BUSINESS

a. Request for informal discussion regarding proposed vineyard/sales and event venue at site of previously approved Rosewood Estates Subdivision) situated at Route 6, Route 87 and Lindholms Corner (backup to be distributed).

Sal Sena was present to informally discuss the Commission's feedback before he purchases the property for the intended use as a vineyard/sales and event venue.

J.Hallisey stated the property was previously approved as a 10-lot subdivision and has never been developed. He believes the original subdivision comprised of 8 residential lots and 2 commercial lots. S.Person stated the lots on Route 6 are the business lots.

J.Hallisey stated the vineyard is a use of right for much of the property. J.Hallisey stated the venue may require a zoning change, if it is not built in an existing business zone. S.Person stated there are business zones within the site.

A.Crème raised concern that there may be houses within the proposed site. S.Person clarified they are outside the site's borders.

S.Nelson raised concern about the use of agricultural chemicals specifically in regards to the proximity to adjacent residential sites. J.Hallisey stated this falls under DEEP regulations, as opposed to Commission regulations.

There was discussion regarding regulations pertaining to the sale of grapes, liquor rights, and, proximity to town lines.

7) APPROVAL OF MINUTES

Action Item - [Regular Meeting of November 15, 2021](#).

J.Larson MOVED to approve the Regular Meeting Minutes of November 15, 2021. L.Hutchinson SECONDED.

Item 1: Chair J. Larson called the ~~public hearing~~ **meeting** to order at 7:00 p.m.

Item 5a: J.Larson MOVED to schedule a ~~special meeting~~ **public meeting** for PZC Application #21-07 for December 20th. Motion CARRIED by unanimous consent, 5:0:0.

Item 5b: C.Bell described the plan to extract gravel from the lot, the need for an extended timeline, and the operation's relationship to ~~M.Marshall's~~ **M.Martin's** property.

By unanimous consent, MOTION CARRIED 5:0:0.

8) CORRESPONDENCE: None.

9) ADMINISTRATIVE REPORTS/ENFORCEMENT ACTIONS

a. Follow up on Zone Change at 329 Route 6;

J.Hallisey noted a zone change application was submitted for this property to change the site from residential to business in the 80s. The zoning map was never filed, so it was never effective and the property remains a residential zone. J.Larson stated Attorney Mark Branse recommended the current owner submit a new zoning change application.

b. Enforcement Actions;

i. J.Hallisey reported he has a number of enforcement actions he's working on.

c. Update – Blight Ordinance.

J.Hallisey sent out a few letters to make people aware of the Blight Ordinance. The Town does not have a hearing officer so J.Hallisey still cannot issue citations yet since they require that a hearing officer is in place.

10) COMMISSION DISCUSSION/MISCELLANEOUS

S.Person asked J.Hallisey for more clarification on the Blight Ordinance and the need for a hearing officer. J.Hallisey stated there is an appeal period in which a resident can issue a citation appeal, and without a hearing officer this citation will be null and void.

11) PUBLIC COMMENT: None.

12) NEXT MEETING DATE: Monday, January 24, 2022 via ZOOM. Note – Meeting scheduled on the fourth Monday due to conflict with observed holiday (Martin Luther King Day) on third Monday.

13) ADJOURNMENT

J.Larson MOVED to adjourn the meeting at 9:36 p.m. S.Nelson SECONDED. By unanimous consent MOTION CARRIED.

Respectfully submitted by Abbie Winter,

Abbie Winter

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