

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, JUNE 20, 2022 - 7:00 P.M.
LOCATION: VIRTUAL MEETING VIA ZOOM

REGULAR MEETING MINUTES

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Cremé, Susan England (alternate), Steve Nelson, Susan England (alternate), Anne Blanchard (alternate), and Leigh Ann Hutchinson (joined at 7:11pm)

Member Absent: Kevin Arnesen (alternate)

Others Present: Abbie Winter – Board Clerk, Jim Hallisey – Zoning Agent, Hank Gruner, and Keith Grimaldi

- 1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 7:00 p.m.
- 2) ROLL CALL/SEATING OF ALTERNATES: J.Larson seated Susan England for Leigh Ann Hutchinson. At 7:11 L.Hutchinson was seated, and S.England was unseated.
- 3) ADDITIONS/CHANGES TO THE AGENDA:

J.Larson proposed to add the following items to the agenda:

- i. New business 6c. Referral under 8-24 of the Connecticut General Statutes – Improvement to the Property of the Town of Andover located at 15 Center Street (former Firehouse).
- ii. New business 6d. Discussion/Possible Action – Use of local Open Space Funds as a match for the proposed acquisition (i.e. appraisal) of the Laudano Property located on Shoddy Mill Road. (Hank Gruner representing the Conservation Commission).

J.Larson MOVED to add the listed items to the agenda. S.Person SECONDED. By unanimous consent, MOTION CARRIED 5:0:0.

- 4) PUBLIC SPEAK: None.
- 5) OLD BUSINESS

- a. Discussion - Update on proposed amendments to the Sign Regulations;
J.Larson reminded the Commission that the Sign Regulations will be brought to public hearing prior to the July meeting, and the Commission will possibly take action on those following the public hearing.
- b. Discussion – Update on the Gravel Operation at 517 Route 6;
J.Hallisey reported his recent conversations with Chris Bell, noting that no material is leaving the site, and that C.Bell plans to provide the Commission with a revised restoration plan with the goal to conduct the restoration in the late summer/fall. The adjacent property owner Katherine Hutchinson will have an opportunity to review this plan.
J.Larson asked if Jim, Hank and Chris looked at the site yet. J.Hallisey stated he would prefer to do so once the restoration plan is completed.
Hank Gruner reported on the site's turtle activity and nesting season.

J.Larson asked if there should be a site walk either before or after the restoration plan is finalized. S.Person and S.Nelson agreed to a site walk, and S.Nelson suggested conducting the site walk after the restoration plan is finalized.

J.Larson proposed that after the site plan is finalized in July, do the site walk after the Commission's July meeting, then vote on it in August. The Commission agreed.

- c. Action – Set Public Hearing for proposed amendments to the Section 17 of the Zoning Regulations (Alcohol Establishments, draft amendment would add change the title to “Alcohol/Cannabis Establishments”).

J.Larson MOVED to add the proposed amendments to Section 17 of the Zoning Regulations to the Commission's July Public Hearing to receive public comment on these proposed amendments. S.Nelson SECONDED. By unanimous consent, MOTION CARRIED 5:0:0.

6) NEW BUSINESS

- a. Discussion/Possible Action – Lot Line Revision of Rosewood Acres Subdivision (Property Owner to submit material for posting/distribution). Keith Grimaldi representing Rosewood Acres, owner.

Property owner Keith Grimaldi was present.

J.Hallisey provided background on the Lot Line Revision of Rosewood Acres Subdivision, and requested that the Commission provide insight on lot use ideas that K.Grimaldi may consider when writing the revised plan.

J.Larson stated that the Commission can't provide input until the property owner submits an application with a specific narrative and a site plan.

K.Grimaldi asked the Commission if they have any suggestions to share on what type of development may be beneficial to the town on his property. J.Larson voiced support for developing affordable housing.

- b. Opting Out of Public Act 21-29 – Legislative action mandating affordable housing initiatives at the municipal level.

J.Larson discussed the reasoning behind why the Commission should opt out of PA 21-29, and the process necessary to do this.

J.Larson MOVED to initiate the opt-out process for the Accessory Dwelling Unit Regulations per Public Act 21-29, and to schedule a public hearing on the opt-out process for the Public Hearing scheduled prior to the Commission's July Regular Meeting. S.Person SECONDED.

L.Hutchinson asked for clarification on the intent behind opting out of the Accessory Dwelling Unit Regulations per Public Act 21-29, specifically how these regulations would affect lots in the Lake District, and the Commission's jurisdiction over accessory dwelling units. J.Larson clarified that the opting out is beneficial to the PZC since the Public Act would allow any property owner the right to develop an accessory dwelling unit regardless of lot size, which would be problematic in the Lake District where there are smaller sized lots. Additionally, the P.A. eliminates the public hearing and a special permit requirement for a detached accessory dwelling unit.

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

- c. Referral under 8-24 of the Connecticut General Statutes – Improvement to the Property of the Town of Andover located at 15 Center Street (former Firehouse).

On behalf of the town, Eric Anderson was present.

E.Anderson presented the Board of Selectmen's municipal improvement plan to apply for a "STEEP" (Small Town Economic Assistance Program) grant to demolish the old firehouse at 15 Center Street and build a parking garage for senior transportation, keeping with the neighborhood character.

E.Anderson reported the 15 Center Street structure is not in compliance with current zoning since it does not have the required front and side yard setbacks. Currently the structure is approximately 50' by 71', and the goal is to build a 36' deep x 60' wide parking structure. In order to blend in aesthetically with the neighborhood, the building will be designed to look like a traditional carriage house.

E.Anderson explained the need to expand senior transportation in town.

S.Nelson asked what the new building's anticipated infringement would be on the required setback. E.Anderson reported the building is set back 43' currently, and it will be set back at least 2' further from where it is now. He doesn't know what the side yard setback currently is, since the town has never surveyed this property. The town will provide exact setbacks when they survey the site, prior to presenting the site plan to ZBA.

J.Larson asked about funding, and E.Anderson replied that the STEEP grant will fund 80% of the cost of the demolition and construction of the building.

The Commission will vote on this during the next PZC meeting in July.

- d. Discussion/Possible Action – Use of local Open Space Funds as a match for the proposed acquisition (i.e. appraisal) of the Laudano Property located on Shoddy Mill Road. (Hank Gruner representing the Conservation Commission).

On behalf of the Conservation Commission, Hank Gruner was present.

H.Gruner proposed the Conservation Commission's plan to purchase the 162 acre Laudano Trust Parcel with Andover Open Space funding and CT DEEP grant funds. He stated that this purchase is in accordance with the town's 2015 Plan of Conservation and Development.

H.Gruner stated the Andover Plan of Conservation and Development includes the goal to preserve 284 acres of open space over a 10 year period. To date, the town only purchased 25 acres of open space (less than 9% of the Plan's goal).

The grant proposal to the state requires a Yellow Book Appraisal, and the grant will not reimburse this cost. This state grant can only be used for the purchase of the property and it covers a maximum of 65% of the fair market value, based on the Yellow Book Appraisal. The town would need to cover the remainder of the open space acquisition cost. This process would need to be approved by the Board of Selectmen, and would need to be voted on by the Town.

J.Larson asked if the property is on the market. H.Gruner stated the property is on the market for \$690k, and it was on and off the market for approximately the past 20 years.

J.Larson asked about the state funding coverage of the cost of the acquisition. H.Gruner confirmed the state would cover a maximum of 65% of the fair market value, based off

the Yellow Book Appraisal. H.Gruner stated if the property is appraised at \$690k, then the state would cover a little over \$448k, so the town would be responsible for paying \$241k – which all assumes there are no negotiations with the Laudano Trust, and that \$690 is the appraised rate.

J.Larson asked about the town's use of the Open Space Fund for the Merritt Valley and Lake Road parking and picnic area projects. E.Anderson stated funds were already taken out of the fund for these projects.

A.Cremé asked if the property could be used for recreation, similar to parks in Hebron. H.Gruner stated a requirement for the state grant is that the property needs to be publicly accessible. A small parking area could be located off Shoddy Mill, there are already trails on it, and it would be a great fit for passive recreation. A.Cremé asked if it could be like Hebron's Burnt Hill park to include ball fields and picnic areas. H.Gruner noted the land is not ideal for ball fields, it is best for passive recreation such as hiking.

L.Hutchinson asked about parking and access. H.Gruner stated the parking area and access points would be provided off of Shoddy Mill Road. J.Larson noted this property grants access to the newly acquired Town property.

J.Larson asked about the cost of an appraisal. E.Anderson noted the Talbot property cost approximately \$4-5k to appraise.

J.Larson asked the Commission if they are interested in a site walk. Scott, Jim, and Steve agreed to a site walk.

E.Anderson noted property's valuable ability to create a walking loop that connects to the East Coast Greenway. H.Gruner stated this is an asset that would make this property's grant application to the state more competitive.

J.Larson MOVED to authorize up to five thousand dollars to conduct a Yellow Book Appraisal of the Laudano Property. S.Person SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

7) APPROVAL OF MINUTES

a. Meeting of May 16, 2022

J.Larson MOVED to approve the Regular Meeting Minutes from May 16, 2022. L.Hutchinson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

8) CORRESPONDENCE: None.

9) ADMINISTRATIVE REPORTS/ENFORCEMENT ACTIONS

a. Zoning Agent – Enforcement actions, pending applications, miscellaneous.

J.Hallisey received mylars for 580 Lake Road, a Dollar General Store.

There are enforcement actions for the Barnett property on Route 6 and a property owner on Center St. J.Hallisey sent an initial letter to the property owner of Center St.

J.Hallisey stated the three Land Use Boards are in search of a new Land Use Board Clerk. The current clerk, Abbie, will clerk the meetings until August.

S.Person asked if J.Hallisey contacted the Barnett property owner. J.Hallisey confirmed he did, and he reported he and the property owner agreed to meet on a monthly basis to evaluate progress.

S.Person asked about the status of the demolition at 12 Center Street. J.Hallisey reported the property owner assured that he is moving forward, however there appears to be no progress over the past month. He added a citation would place a time table on the demolition, and he intends to provide the property owner with the citation this week. There are no citations on the Barnett property, since they are working with J.Hallisey.

J.Hallisey added there are blight ordinances for a property on Wheeling Road, and for a property on Long Hill Road with an open roof.

J.Hallisey reported a complaint about chickens on Center Street and motorcycles on Merritt Valley, and stated he intends to soon issue initial letters of notice to these property owners to raise awareness of the blight ordinance penalties.

L.Hutchinson asked for follow up on the an extension of the 40 mph speed limit zone, as per the 580 Lake Road. J.Hallisey stated he will follow up with E.Anderson regarding this process.

b. Inland Wetlands & Watercourse Commission Liaison

J.Larson reported the first use of the nutrient allocation worksheet for an applicant's barn project at 17 Lakeside Rd. The applicant included two drywells in his plan to mitigate runoff from the planned barn's roof, and he provided positive feedback about filling the worksheet out himself.

J.Larson reported there have not been interviews for the Land Use Board Clerk position, and there are 13 proposals for the town engineer position.

10) PUBLIC SPEAK:

11) Next Regularly Scheduled Meeting – July 18, 7:00 p.m. via Zoom.

12) ADJOURNMENT

J.Larson MOVED to adjourn the meeting at 8:36 p.m. S.Nelson 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.