

**Town of Andover
Planning & Zoning
Commission
Regular Meeting**
Monday August 15th, 2022 at 7:00 P.M.
Location: Virtual - Zoom

1. Call to Order

Jed Larson called the meeting to order at 7pm

Members: Chair Jed Larson, Vice Chair Anne Cremè, Scott Person, Leigh Ann Hutchinson, Anne Blanchard, Kevin Arnesen

Members Absent: Steve Nelson, Susan England

Zoning Agent: Jim Hallisey

Public Present: Erik Loteczka, Keith Grimaldi, Hank Gruner, Katherine Hutchinson, Chris Bell, Carol Barton

2. Seating of Alternates

Kevin Arnesen (for Steve Nelson) and Anne Blanchard were seated as alternates.

3. Additions/Deletions

Leigh Ann Hutchinson asked to discuss the 40MPH area at Route 6 & Lake Road – will be discussed in Agenda item 7

Jed Larson MOTIONED to add Agenda item 5a – Proposed driveway change to Pine Ridge Subdivision

Anne Cremè SECONDED. MOTION CARRIED 5:0:0

4. Public Speak

Carol Barton – sent a letter to the Commission from the Republican Town Committee and Democratic Town Committee regarding 15ft regulation for yard signs. Jed Larson will address in Agenda item 9.

5. New Business

a. Proposed Driveway change to Pine Ridge Subdivision

Erik Loteczka shared screen, gave background on subdivision plans and current property information – utility status with Eversource.

Discussion between Mr. Loteczka, commission members and Zoning Agent Jim Hallisey. Questions were asked regarding grading changes, and if the Fire Marshal has gone out to review the site. Further discussion with the applicant about the plans, driveway, utilities and wetlands. There will be a discussion at the next Inland/Wetlands Commission meeting on Tuesday, September 13th, 2022. Additionally, will be put on the next Planning and Zoning Commission meeting agenda (Monday, September 19th, 2022) so there is time to speak with the Inland/Wetlands Commission.

Anne Cremè MOTIONED to approve the modification to the subdivision/special permit for a 2-Lot subdivision with common drive, approved by way of the Commission on July 19th, 2021, filed on maps 1134 through 1139 in the Andover land records, with a revised plan dated August 15th, 2022 and the following conditions:

- 1) A revised map showing proposed changes and conditions be approved and filed in the Andover land records
- 2) Such mylar's shall be revised prior to endorsement to depict transition from overhead to underground electrical utilities
- 3) Street address of Lot 1 be modified to reflect the revision
- 4) Revised driveway easement be approved by applicant and filed to reflect the revision, along with the revised mylar
- 5) Subject to Fire Marshal inspection and a satisfactory written review
- 6) The driveway is graded to maintain less than a 10° slope

Additional discussion about wetlands commission, applicant reviewed map and drawings – applicant will also meet with Joe Wagner (Inland/Wetland Agent)

Scott Person SECONDED. MOTION CARRIED 5:0:0

6. Old Business

a. Request for dissolution of the previously approved Rosewood Acres Subdivision located on Route 6/Route 87/Lindholm's Corner.

Jim Hallisey introduced background on request. Discussion between commission members and property owner (Keith Grimaldi) about the section of property, what it could be used for. Keith Grimaldi stated he would like to dissolve the current subdivision, remove all restrictions on the subdivision and have a raw piece of land to make something viable and well received by the Town. Additional discussion about the land, and potential future development ideas. Class being held at UCONN could help with ideas for this development.

Keith Grimaldi will work with Jim Hallisey on submitting an application – will review at next meeting

b. Owner of Gravel Pit located at 517 Route 6 seeking approval of restoration plan.

Jed Larson shared his screen and reviewed a letter regarding the property from Inland/Wetland Agent – Joe Wagner

Chris Bell – Engineer for the applicant, next shared his screen – discussion and questions between Chris Bell, Katherine Hutchinson, commission members, and Jim Hallisey. Chris Bell reviewed a new plan drawing. Hank Gruner had no concerns on plans provided by Chris Bell.

Jed Larson MOTIONED to approve the restoration plan as presented, with the following conditions of approval:
1) A new final drawing with no sediment basin/pond, pipe, level spreader, swale, and existing conveyance trench.
Scott Person SECONDED.

Additional discussion about time frame, looking to start mid-September. Jim Hallisey will visit site to make sure things are going as planned.

Jed Larson AMENDED his motion, to include the date of the drawing, August 15th, 2022, and that Chris Bell will notify Jim Hallisey 48 hours before the pre-construction meeting, prior to topsoil, and post construction to review for final inspection.

Scott Person SECONDED. MOTION CARRIED 5:0:0

c. Recommendation from the Planning & Zoning Commission to the Andover Board of Selectman to opt out of Section 3. Subsection 3(j) of Public Act 21-29 of the Connecticut General Assembly.

Jed Larson gave information regarding the Public Act.

Jed Larson MOTIONED to opt out of Public Act 21-29 Accessory Unit Dwelling requirements, because the specified right to put an accessory dwelling unit on every building lot is detrimental to the water quality of Andover Lake.

Leigh Ann Hutchinson SECONDED. MOTION CARRIED 5:0:0

7. Discussion (Commissioners)

Discussion on extending the 40MPH zone towards the Route 6/Lake Road intersection. Jim Hallisey will follow up on report and comments from the Department of Transportation, and send to Commission members. Jed Larson will speak with Eric Anderson to speak with the Board of Selectmen on approaching the Department of Transportation.

8. Approval of Meeting Minutes

a. Regular Meeting Minutes Monday, July 18th, 2022

Jed Larson MOTIONED to approve the Monday, July 18th, 2022 Regular Meeting Minutes. MOTION CARRIED 5:0:0

b. Special Meeting Minutes Wednesday, August 3rd, 2022 – no action taken

9. Correspondence

Jed Larson additionally discussed the letter that was sent by Carol Barton regarding the 15ft requirement on yard signs – he will speak with the attorney to gather more information to discuss at the next meeting.

10. Administrative Reports

a. Zoning Agent

- Enforcement Actions

Blight Ordinance letter for property on Long Hill Road regarding junk, a citation for 12 Center Street, working with S. Barnett on Route 6, working on pending complaints

- Home Occupations

Need to create database of approved applications – can then notify about permit applications and maintain other applications going forward

b. Inland, Wetlands, and Watercourse Liaison – none

11. Public Speak – none

Scott Person asked Jim Hallisey about a dumpster on a Long Hill Road property – Jim will send blight citation

12. Next Regularly Scheduled Meeting Date – Monday, September 19th, 2022

13. Adjournment

Jed Larson MOTIONED to adjourn the meeting at 10:12pm. Scott Person SECONDED. MOTION CARRIED 4:0:1 with Leigh Ann Hutchinson abstaining.