

**Town of Andover**  
**Planning and Zoning Commission**  
**Regular Meeting Minutes**  
Monday, October 17<sup>th</sup>, 2022 – 7pm  
Location: Virtual Zoom Meeting

1. Call to Order

Jed Larson called the meeting to order at 7:06pm

2. Roll Call/Seating of Alternates

Members Present: Chair Jed Larson, Anne Cremè, Steve Nelson, Scott Person, Leigh Ann Hutchinson

Zoning Agent: Jim Hallisey

Andover Board of Education: Chair Gerry Cremè, Superintendent Valerie Bruneau

Board Clerk: Marina Pandolfi

3. Additions/Changes to the agenda

Jed Larson MOTIONED to eliminate agenda items 5f – Update – Bike Path, 5g – Discussion – Sale of agricultural products grown on premises, and 7 – Approval of Minutes, and add agenda item 6f – Letter from the Board of Education concerning the Community Center. Steve Nelson SECONDED. MOTION CARRIED 5:0:0

4. Public Speak

Gerry Cremè – Thanked the Commission for taking on the Board of Education’s letter, and would like to see the Community Center built, but Superintendent Bruneau has concerns about the building process and would like them addressed right away before construction begins.

5. Old Buisness

a) Update – Gravel Pit at 517 Route 6

Jim Hallisey gave update – in process but going slow, he has been on site with Chris Bell and will continue to speak with the property owner. The extension that was filed 9/17/2022 is set to expire 11/17/2022. If the site is not completed and up to satisfaction of the plan, the Commission will ask Chris Bell, the property owner, and the Commission’s attorney to attend the next Planning and Zoning Commission meeting. The Commission is disappointed with the lack of progress, if no grass planted or better progress by the next meeting, legal action will be taken. All correspondence will be documented between now and the next meeting in November. Jim Hallisey will send a letter to Chris Bell – also ask for a timeline of completion. Additional discussion between Commission members about current state of gravel pit.

b) Update – Rosewood Acres

Jim Hallisey is in contact with the property owner, will set up a time to come in and meet. UCONN students are doing an economic study, Jed Larson asked them to look at the Rosewood Acres subdivision. The presentation from the UCONN students will be taped.

c) Update – Planning & Zoning Commission’s letter to the Board of Selectmen regarding the speed limit on (a portion of) Route 6

Jed Larson presented the letter about the speeding on Route 6 to the Board of Selectmen, the Board was all in agreement to provide a letter to the State to reduce the speed limit in that area (Route 6 & Lake Road). Also discussed the Dollar General delivery trucks backing into the lot from Route 6 – Eric Anderson reached out to the developer to discuss the matter. Jed Larson shared his screen of the site plan – Commission discussed the site plan and traffic.

d) Discussion – Dollar General Application/Current status, lessons learned and to be learned

Commission discussed current status, stated that a sprinkler system was not in place but is in the subdivision regulations

e) Update – Pine Ridge Re-subdivision

Discussion from the last Inland/Wetlands meeting – photos showed the structure that was put up for any watercourses under the driveway

h) Update – Open Space funding for proposed acquisition of the Laudano property on Shoddy Mill Road

Unsuccessful purchase negotiation with realtor for the property – Town was outbid and would be exceeding the threshold for grant funding

## 6. New Business

a) Discussion – Planning & Zoning Commission’s component of the Town of Andover’s Annual Report

Jed Larson shared screen of the Commission’s section of the Annual Report. Jed Larson MOTIONED for the Commission to approve the report as modified. Steve Nelson SECONDED. MOTION CARRIED 5:0:0

b) Discussion/possible action – Proposed Meeting Schedule for 2023 calendar year

Meeting dates were adjusted due to holidays – will stay with virtual meetings until Spring, meeting dates will be sent to the Town Clerk, Jim Hallisey can start reserving the Community Room for in person meetings in the Spring

c) Discussion – Upcoming Plan of Conservation and Development

Plan is not due until 2025 – Jed Larson discussed with Eric Anderson regarding putting out bids for people to help with putting the plans together. Will discuss with Commission and Town residents on the philosophy of the plan – will it be more practical or idealistic?

d) Update – Opting out of Accessory Dwelling Unit requirements – Public Act 21-19

The Board of Selectmen ratified the decision on opting out of Public Act 21-29 at their October 11, 2022 meeting.

e) Discussion – Sale of agricultural products grown on premises

Town resident approached Jim Hallisey who is trying to set up a business plan – looking for feedback from the Commission, will potentially revisit – would like the resident to talk to the Commission about her plan.

f) Discussion – Board of Education’s letter to the Commission regarding the Community Center

Jed Larson shared screen – letter from Gerry Cremè. Gerry stated the Superintendent voiced concerns about the build and wants them shared with the people and Commissions involved. The School receives grants from the State which regulations have to be followed. There needs to be a collaboration between the Boards and Commissions along the way. Gerry will be in contact with the chair of the Community Center Building Committee to discuss the letter. Additional discussion on the letter between the Commission members and the Superintendent to be proactive in getting items addressed before the site plan comes to the Planning and Zoning Commission.

8. Correspondence – none

9. Administrative Reports

a) Zoning Agent

Jim Hallisey gave updates on:

Center Street property – mostly cleaned up, owner is looking to put an accessory apartment on but will need site plan approval, and Public Act 21-19 was just opted out of

Route 6 property – Jim meets bi-weekly with owner to monitor progress

Long Hill Road property – needs dumpster, owner was responsive when Jim reached out

Working with property adjacent to the Library to fix fence

A few houses that are close to building completion in Town

b) Inland Wetlands & Watercourse Commission Liaison

Jed Larson will get photos for next Commission meeting from the past Inland Wetlands meeting.

10. Public Speak – none

11. Next Regularly Scheduled Meeting – November 21, 2022

12. Adjournment

Jed Larson MOTIONED to adjourn the meeting at 8:30pm. Steve Nelson SECONDED. MOTION CARRIED 5:0:0