

**TOWN OF ANDOVER
PLANNING & ZONING COMMISSION**

REGULAR MEETING MINUTES

Monday, December 19, 2022 - 7:00 P.M.

LOCATION: VIRTUAL MEETING VIA ZOOM

1) CALL TO ORDER:

Chair Jed Larson called the meeting to order at 7:02 p.m.

2) ROLL CALL / SEATING OF ALTERNATES

Members Present: Ann Crème, Scott Person, Steve Nelson, Lee Ann Hutchinson, Jed Larson

Alternate Present: Susan England (will not be seated tonight)

Member Absent:

Others Present: Attorney Mark Branse- Commission Council, Eric Anderson- Town Administrator, Jim Hallisey- Zoning Agent, Carol Ann McClean- Board Clerk, Katherine Hutchinson, Valerie Bruneau- Andover School Superintendent

3) ADDITIONS/ CHANGES to the agenda

Jed Larson proposed changes to the agenda based on others present. Item 6a) New Business will be right after 4) Public Speak, then 5e) Old Business on the Update Zoning amendments, 5a) Old Business on the Restoration of the Gravel Pit and then New Business 6b) on the budget. Delete 5b) Rosewood Acres, 5c) Accessory Apartments, 5d) Update Plan of Conservation and Development; Renumber of items 7) Approval of Minutes, 8) Correspondence, 9) Administrative Reports and 10) Public Speak
Comments: None

Jed Larson MOTIONED to change the order of the agenda

Scott Person SECONDED. MOTION CARRIED 5-0-0

4) PUBLIC SPEAK- None

5) NEW BUSINESS

6a) 8-24 referral- Development of a Senior/Community Center adjacent to 17 School Road (Town Hall). Board discussed memo from Eric Anderson to P&Z regarding The Plan from Conservation and Development from 2015 regarding the Community / Senior Center, the location between school and Town Hall and the need to serve senior population. Anne Creme noted that chapter 12 -3rd point does refer to plan for a new senior center which allows for social interaction and avoids isolation, noted in the last page of the plan. Jed also added on Chapter 10 page 4 discusses connecting Andover Town Center connecting with school town hall fire complex, for location chapter 10 on page 13 notes creating a village atmosphere. Anne Crème said due to her concerns not discussed before this vote tonight she would have to abstain then she will explain her items. Board discussed, any questions, none

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Jed Larson MOTIONED Placing the senior/ community center in the relative location of Town Hall and School is consistent with the 2015 plan of Conservation and Development in the 2019 Long Term Plan Study for the Town of Andover.

Scott Person SECONDED. MOTION CARRIED 4-0-1 with Ann Crème Abstaining

6e) Zoning Amendments to Sections 5 (ARD District) and 24 (Definitions) of the Andover Zoning Regulations, Ann spoke regarding her support of the senior center but has a concern to protect the school's interest, and maintain "school" as a separate item on the special permit. She noted reference to CT statue 10-220 and that the school has to comply with different laws among other points. Board discussed and Attorney Branse said he will review the 10-220 Statue.

6) OLD BUSINESS

Discussion/Action on Restoration of 517 Route 6 aka The Gravel Pit. Jim Hallisey updated the board on the status, the project is still incomplete. They opened another section of the hill in the back. Restoration plans and recent photos reviewed and discussed; concern excavators are doing things that are not in the plans. The board would like a list of names of individuals and companies that are doing any and all work on the property including the survey company that Chris Bell mentioned at the November 2022 regular P&Z meeting. There are new stakes stating elevation markings on the property, the board is concerned regarding the wetlands. Jim Hallisey will collect the vendor information and the plan that will be followed.

Atty Mark Branse discussed with the board the options if they are not in compliance.

BUDGET

Board reviewed and discussed proposed budget for 2023

Comments: None

Jed Larson MOTIONED to approve next year's budget, legal and professional being the same, training increased to \$750, maps increase to \$500

Steve Nelson SECONDED. MOTION CARRIED 5-0-0

7) APPROVAL OF MINUTES

Nov 21, 2022 Regular meeting.

Jed Larson MOTIONED to approve minutes from the Regular Meeting Nov 21, 2022.

Scott Person SECONDED. MOTION CARRIED 5-0-0

Amendments to the Nov 21, 2022 Minutes

pg 1.

Under heading amend to "regular" meeting from public meeting
line 1 amend to "meeting" from public meeting.

Amend header at bottom of every page to "regular" meeting.

Under A, no e on the end of Chris Bell's name

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Add “r” missing from Chris

amend to “file”, “from a remediation order sent, note that this is referring to Jim Hallisey filing on the land records an ORDER detailed in a letter sent to the owner William Genovese, for 517 Route 6 aka The Gravel Pit on Nov 22, 2022.

pg 2

top of letter C, amended to “legal” notice from illegal notice

pg 4

amended to “speak” from speak

address is “12 Center Street”, note that this is a demo site drop off into the foundation, and is a safety issue that needs a fence or needs to be marked off.

8) CORRESPONDENCE – None

9) ADMINISTRATIVE REPORTS/ENFORCEMENT ACTIONS

Jim Hallisey reported updates on

Merritt Valley Road – illegal home occupation, a letter has been sent out

Long Hill Road- (Green House on the corner) a long-standing issue. They are incurring a daily fine, and I have seen no activity there, they have been remodeling for a year and half.

Route 6 Barnette property, Trailer issue, I believe it is resolved; people were living in a trailer.

2 complaints one regarding a trailer, on Times Farm and one on Bear Swamp looks like someone is living there. I will be sending a letter out.

Dollar General about putting a fence up, and it would run Route 6 to be a screen to the tree farm.

An application for the fence is what it is suggested. Dollar General is the one that wanted it put up.

Jim said someone approached him discussing a possible cannabis packaging facility, just as a thought item re micro growing licenses and that there are about 14. Questions would the zone be an industrial area, we do not define an establishment and not sure where it comes into play, does it fall under agriculture...Jed suggested you are either selling it, or growing it but would have to be research possibly a special permit for packaging.

10) COMMISSION DISCUSSION/MISCELLANEOUS- None

11) PUBLIC COMMENT:

Valerie Bruneau, Andover School Superintendent- regarding the Senior/Community Center we want the senior center to be built, but would like the board to know that per CT Gen Stat 10-220 there are things that are different for schools regarding the law. There is a history of working together, in 1992 a school septic system was faulty and a unique Town board was put together, representative of all the Towns commissions and boards and the project was done collaboratively and this can happen again. We ask that a collaborative effort as far as the planning and decisions for the Senior/ Community Center be considered. To benefit not just seniors but everyone in the community. As far as removing the word School from this document I think to eliminate “school” that document would be concerning.

Katherine Hutchinson, glad the town has retained Attorney Branse.

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12) Next Regularly Scheduled Meeting with a Public Hearing – January 23, 2023 (due to Martin Luther King Holiday)

13) ADJOURNMENT

COMMENTS

Lee Ann Hutchinson mentioned that there is a sign at the exit of Dollar General onto route 6 that states RIGHT TURN ONLY, that is helpful to that intersection

Ann Crème discussed 243 Long Hill being sold as an empty lot while the home is still on the property and that it is less than an acre. Board discussed.

Jed Larson MOTIONED to adjourn the meeting at 9:02 PM

Steve SECONDED. MOTION CARRIED 5:0:0

Respectfully submitted by,

Carol Ann McClean

Carol Ann McClean

Land Use Board Clerk of Andover, CT

Motions- are not official until approved by PZC at the next meeting.

Minutes- please see of subsequent meetings for the approval of these minutes and any corrections hereto.

The following boards/commission Zoom Video Recordings are posted to the

TOWN OF ANDOVER YOU TUBE CHANNEL

<https://www.youtube.com/@townofandoverct7881>

Board of Selectmen, Board of Finance, Board of Assessment Appeals, Inland Wetlands and Watercourses Commission, Planning and Zoning Commission, Zoning Board of Appeals for community updates.