

TOWN OF ANDOVER  
PLANNING & ZONING COMMISSION  
MONDAY, NOVEMBER 16, 2020  
LOCATION: VIRTUAL ZOOM MEETING  
7:00 P.M.

**REGULAR MEETING MINUTES**

**Members Present:** Chair Jed Larson, Vice Chair Anne Peterson Crème, Leigh Ann Hutchinson, Scott Person, Susan England (alternate).

**Others Present:** Zoning Agent – Jim Hallisey, Board Clerk – Mindy Gosselin, Kevin Arnesen, Anne E. Blanchard, John (from ALMA board).

1. **Call to Order:** J. Larson called the meeting to order at 7:01 p.m.

2. **Roll Call / Seating of Alternates:** Alternate Susan England was seated.

**3. Additions / Changes to Agenda:**

Item 5a. Presentation – Draft Lake Regulation Revisions (Chairman ~~Larson~~ **Larson**)

4. **Public Comment:** No one wished to speak.

**5. Old Business:**

a. Presentation – Draft Lake Regulation Revisions (Chairman Larson)

The goal of these regulations is to improve the quality of the water in Andover Lake. They were modeled after the Columbia, CT regulations which have been widely accepted by lake residents there. These regulations would supplement voluntary actions.

Contaminants get into the lake through atmospheric and ground storm water runoff and septic systems. Columbia's regulations did not tackle the septic system issue.

In this past year there has been observations of excessive weeds in Andover Lake.

In regards to storm water runoff mitigation, actions will be determined by nutrient allocation worksheet based on the site before the improvement. Zones A, B, and C would have their own respective contaminant reduction amounts/ranges. Whereas, zone D would not have a worksheet required.

A nutrient allocation worksheet would be required for the following: new principle building construction, improve more than 50% of structures square footage within a 10-year period, increasing floor area (amount varies by zone), accessory structure addition (amount varies by zone), increasing impervious surface (amount varies by zone).

The nutrient allocation worksheet was shown on the screen. J. Larson used an example in the watershed district and calculated lot size and estimated load. There are separate areas

for calculating surface area amounts before and after the new construction. There is also an area that suggests Best Management Practices (BMP) and allows calculations to reduce P load.

Factors and formulas that are imbedded into the Nutrient Allocation Worksheet are based on a scientific study from Columbia Lake. J. Larson hopes that Hillary from UConn or a storm water runoff professor from UConn can help out with scientific research in Andover Lake.

J. Larson explained diagrams of a rain garden, detention pond, dry well, etc.

Special cases and voluntary actions were discussed. J. Larson expressed the drawbacks of fertilizers and that it would be useful to create a fact sheet to send out with the lake newsletter.

Septic system mitigation was explained. As well as, conditions requiring a new septic system, criteria for exemption, and voluntary septic measures.

It is projected that there would be a public hearing on these regulation in January 2021 and they would be implemented in February 2021.

**b. Filling of Commission Vacancies**

A. Blanchard and K. Arnesen are interested in the vacant alternate positions for the Planning and Zoning Commission. S. England expressed interest in transitioning from an alternate member to a regular member.

A. Blanchard just graduated from law school in May. She was previously a realtor and has dealt with land use issues. Her law school studies have reinforced both real estate and land usage topics.

K. Arnesen went through the Commission's application process previously and is familiar with the regulations. He thought it would be valuable to help future residents understand the regulations. He has experience with civil and mechanical engineering.

S. Person MOVED to add A. Blanchard and K. Arnesen as alternate members of the Planning and Zoning Commission. A. Crème SECONDED. MOTION CARRIED 5:0:0.

S. Person MOVED to make S. England a regular commissioner in the current vacancy. A. Crème SECONDED. MOTION CARRIED 5:0:0.

**6. New Business: None.**

**7. Approval of Minutes – October 19, 2020 Regular Meeting**

S. England MOVED to approve the regular meeting minutes of October 19, 2020. S. Person SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

**8. Correspondence: None.**

## **9. Administrative Report from ZoningAgent**

- a. Zoning violation complaint update – Property of Jason Salisbury, 44 Wales Road  
There is an accessory apartment being marketed for sale but it is not permitted. J. Hallisey is going to send a letter and potentially file a notice in the land records.

- b. Other

J. Hallisey is receiving multiple inquiries from appraisers.

There has been no resolution with 57 Hendee Rd.

J. Hallisey received an inquiry for a 2-lot subdivision in Pine Ridge, it has not gone to IWWC yet.

L. Hutchinson asked J. Hallisey about the Xtra mart. J. Hallisey said the turtles aren't of concern until Spring 2021 when they are migrating.

Regarding 517 route 6, J. Hallisey is slightly concerned that he does not have a restoration plan in hand yet.

## **10. Commission Discussion:**

J. Larson completed a recent online training on how to hold a legal meeting and a correct meeting.

There will be an application submitted soon for 129 Hebron Rd. for a swimming pool and accessory garage apartment.

J. Larson asked if anyone on the Commission was present when the Plan of Conservation and Development was last revised/created. The next one will come out in 2025 but the Commission may need to play a role sooner, it is a lot of work.

## **11. Public Comment:** No one wished to speak.

## **12. Adjournment**

L. Hutchinson MOVED to adjourn the regular meeting at 08:59 p.m. S. Person SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

Respectfully submitted by Mindy Gosselin,

*Mindy Gosselin*

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