

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, MAY 17, 2021 7:00PM
LOCATION: VIRTUAL MEETING VIA ZOOM

PUBLIC HEARING AND REGULAR MEETING MOTIONS

PUBLIC HEARING

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Crème, Scott Person, Leigh Ann Hutchinson, Kevin Arnesen (alternate), Anne Blanchard (alternate) (joined at 7:15pm)

Member Absent: Susan England

Others Present: Zoning Agent – Jim Hallisey, Board Clerk – Mindy Gosselin, Thomas Fiorentino, George Correia, Allan Parkington, Chris Bell, Joseph Mott, Erik Loteczka, Megan Phillips, Mark Branse, Andrew Bushnell

- 1) Call to Order: Chair J. Larson called the public hearing to order at 7:00 p.m.
- 2) Application #21-01, Application of **57 Hendee Road**, LLC, seeking a Special Permit so as to deposit fill and construct a single-family home in Flood Zone in accordance with Section 10.5 of the Andover Zoning Regulations
- 3) Public Comment
- 4) Close or extend Public Hearing/Adjournment

S. Person MOVED to close the public hearing. A. Crème SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

The public hearing was adjourned at 7:28 p.m.

REGULAR MEETING (Held immediately following the Public Hearing)

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Crème, Scott Person, Leigh Ann Hutchinson, Kevin Arnesen (alternate), Anne Blanchard (alternate)

Member Absent: Susan England

Others Present: Zoning Agent – Jim Hallisey, Board Clerk – Mindy Gosselin, Thomas Fiorentino, George Correia, Allan Parkington, Chris Bell, Joseph Mott, Erik Loteczka, Megan Phillips, Mark Branse, Andrew Bushnell

- 1) Call to Order: Chair J. Larson called the regular meeting to order at 7:28 p.m.
- 2) Roll Call/Seating of Alternates: K. Arnesen was seated for S. England.
- 3) Additions/Changes to the Agenda:

J. Larson proposed to move Old Business item, 57 Hendee Road, to the first order of business in that section.
MOTION CARRIED anonymously.
- 4) Public Comment
- 5) Old Business

- a) Action Item - Application of **57 Hendee Road, LLC**
Seeking a Special Permit to construct a single-family dwelling in a Flood Zone in accordance with Section 10.5 of the Andover Zoning Regulations (with relief previously granted by the Zoning Board of Appeals).

A Crème MOVED to approve the application of 57 Hendee Road. K. Arnesen SECONDED. By roll call vote, MOTION DEFEATED 2:3:0, with A. Crème and L. Hutchinson voting yes and S. person, K. Arnesen and J. Larson voting no.
- b) Action Item – Application of Joseph Mott, **142 Wales Road**
Site Plan Review for an Accessory Apartment in accordance with Section 4.11 of the Andover Zoning Regulations

S. Person MOVED that the Planning and Zoning Commission approve the application of Joseph Mott for an accessory apartment in accordance with section 4.11 of the regulations at 142 wales road, subject to the condition that the construction be in accordance with the plans submitted to the commission. Except that one wall of the accessory apartment will not exceed 800 square feet of gross floor area, as that term is defined in section 24 of the regulations, compliance to be confirmed by the Zoning Enforcement Officer prior to the issuance of a certificate of zoning compliance. A. Crème SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
- c) Action Item – Application of George Correia & Erik/Melissa Loteczka, **Old Farms Road/Pine Ridge Drive**
Applicant Seeking a Special Permit for two rear lots in accordance with Section 4.0 of the Andover Zoning Regulations and a 2 lot Open Space Subdivision in accordance with the Andover Subdivision regulations in their entirety and Section 5.5 of the Andover Zoning Regulations.

S. Person MOVED to schedule a site visit on Saturday June 5th at 9am. K. Arnesen SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

L. Hutchinson MOVED to schedule a public hearing on this application for the next PZC meeting. S. Person SECONDED. By roll call vote, 5:0:0.
- d) Action Item – Application of Chris Bell, agent for William and Joe Genovese
Request for an extension to an existing Special Permit granted for a gravel operation located **at 517 Route 6**
- e) Discussion – Proposed revision to the Sign Regulations (Zoning Regulations).
- f) Discussion – Update on the preparation of an Affordable Housing Plan as required by the Connecticut General Statutes.
- g) Discussion – Regarding return to in person Planning & Zoning Commission meetings
- 6) New Business
 - a) Discussion/Possible Action – Application of Adam Delventhal, **128 Wheeling Road**
Applicant seeking a Site Plan approval for an Attached Accessory Apartment in accordance with Section 4.11 of the Andover Zoning Regulations.
 - b) Discussion – Application of Scott Beebe, **241 Route 6**
Discussion of previously granted Special Permit for a kennel operation.
- 7) Approval of Minutes
 - a) Public Hearing and Regular Meeting of April 19th, 2021
- 8) Correspondence
- 9) Administrative Report
- 10) Commission Discussion/Miscellaneous

11) Public Comment

12) Adjournment

S. Person MOVED to adjourn the meeting at 9:58 p.m. L. Hutchinson SECONDED. MOTION CARRIED unanimously.

Respectfully submitted by Mindy Gosselin,

Mindy Gosselin

PLEASE NOTE: The motions are not official until approved by PZC at the next meeting. Please see the next PZC meeting minutes for approval or changes to these motions.