

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, JUNE 20, 2022 - 7:00 P.M.
LOCATION: VIRTUAL MEETING VIA ZOOM

REGULAR MEETING MOTIONS

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Cremé, Susan England (alternate), Steve Nelson, Susan England (alternate), Anne Blanchard (alternate), and Leigh Ann Hutchinson (joined at 7:11pm)

Member Absent: Kevin Arnesen (alternate)

Others Present: Abbie Winter – Board Clerk, Jim Hallisey – Zoning Agent, Hank Gruner, and Keith Grimaldi

- 1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 7:00 p.m.
- 2) ROLL CALL/SEATING OF ALTERNATES: J.Larson seated Susan England for Leigh Ann Hutchinson. At 7:11 L.Hutchinson was seated, and S.England was unseated.
- 3) ADDITIONS/CHANGES TO THE AGENDA:

J.Larson proposed to add the following items to the agenda:

- i. New business 6c. Referral under 8-24 of the Connecticut General Statutes – Improvement to the Property of the Town of Andover located at 15 Center Street (former Firehouse).
- ii. New business 6d. Discussion/Possible Action – Use of local Open Space Funds as a match for the proposed acquisition (i.e. appraisal) of the Laudano Property located on Shoddy Mill Road. (Hank Gruner representing the Conservation Commission).

J.Larson MOVED to add the listed items to the agenda. S.Person SECONDED. By unanimous consent, MOTION CARRIED 5:0:0.

- 4) PUBLIC SPEAK: None.
- 5) OLD BUSINESS

- a. Discussion - Update on proposed amendments to the Sign Regulations;
- b. Discussion – Update on the Gravel Operation at 517 Route 6;
- c. Action – Set Public Hearing for proposed amendments to the Section 17 of the Zoning Regulations (Alcohol Establishments, draft amendment would add change the title to “Alcohol/Cannabis Establishments”).

J.Larson MOVED to add the proposed amendments to Section 17 of the Zoning Regulations to the Commission’s July Public Hearing to receive public comment on these proposed amendments. S.Nelson SECONDED. By unanimous consent, MOTION CARRIED 5:0:0.

- 6) NEW BUSINESS

- a. Discussion/Possible Action – Lot Line Revision of Rosewood Acres Subdivision (Property Owner to submit material for posting/distribution). Keith Grimaldi representing Rosewood Acres, owner.

- b. Opting Out of Public Act 21-29 – Legislative action mandating affordable housing initiatives at the municipal level.

J.Larson MOVED to initiate the opt-out process for the Accessory Dwelling Unit Regulations per Public Act 21-29, and to schedule a public hearing on the opt-out process for the Public Hearing scheduled prior to the July Regular Meeting. S.Person SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

- c. Referral under 8-24 of the Connecticut General Statutes – Improvement to the Property of the Town of Andover located at 15 Center Street (former Firehouse).
- d. Discussion/Possible Action – Use of local Open Space Funds as a match for the proposed acquisition (i.e. appraisal) of the Laudano Property located on Shoddy Mill Road. (Hank Gruner representing the Conservation Commission).

On behalf of the Conservation Commission, Hank Gruner was present.

J.Larson MOVED to authorize up to five thousand dollars to conduct a Yellow Book Appraisal of the Laudano Property. S.Person SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

7) APPROVAL OF MINUTES

- a. Meeting of May 16, 2022

J.Larson MOVED to approve the Regular Meeting Minutes from May 16, 2022. L.Hutchinson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

8) CORRESPONDENCE: None.

9) ADMINISTRATIVE REPORTS/ENFORCEMENT ACTIONS

- a. Zoning Agent – Enforcement actions, pending applications, miscellaneous.
- b. Inland Wetlands & Watercourse Commission Liaison

10) PUBLIC SPEAK: None.

11) Next Regularly Scheduled Meeting – July 18, 7:00 p.m. via Zoom.

12) ADJOURNMENT

J.Larson MOVED to adjourn the meeting at 8:36 p.m. S.Nelson SECONDED. MOTION CARRIED unanimously.

Respectfully submitted by Abbie Winter,

Abbie Winter

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.