

Town of Andover Connecticut
Planning and Zoning Commission
Community Room, 17 School Road, Andover

October 16, 2017
Regular Meeting
7:00 PM
MINUTES

1. **Call to Order** Eric Anderson calls the Meeting to order at 7:09PM

2. **Roll Call/Seating of Alternates**

Members Present: Eric Anderson, Mike Palazzi , Scott Person, Leigh Ann Hutchinson

Members Absent: Robert Hamburger

Alternates Present: Gerry Hardisty (Seated for Robert Hamburger)

Alternates Absent: Ed Sarisley

Staff Present: John Valente, Zoning Official, Sandra Nichols, Commission Secretary

Public Present: William Jed Larson

3.Additions/Changes to the Agenda:

John Valente requests to add IWWC to Item 5e. The Commission agrees to add this Item.

(No Motion)

4. Public Participation:

None

5. New Business:

a. Discuss/vote on alternate, Wallace Jeb Larson. Letter of interest submitted to Town Hall. (attachment #1)

Mr. Larson introduces himself too the Commission and states why he is interested in being an Alternate on the Commission.

Discussion among Mr. Larson and the Commission Members

Eric Anderson explains the Commission responsibilities to him and what is expected of him as an Alternate.

Mike Palazzi **Motions** to accept the letter of interest from Mr. Larson and appoint him as an Alternate on the Commission.

Leigh Ann Hutchinson **Seconded**

Motion Passed/Unanimous 5/0/0

Carol Lee, Town Clerk is present to have him take the oath

b. 2018 Meeting Schedule Dates:

Brief Discussion on the dates presented

Mike Palazzi **Motions** to approve the dates as presented

Leigh Ann Hutchinson **Seconded**

Motion Passed/Unanimous 5/0/0

c. Preliminary design for CDOT Grant Proposal:

Eric Anderson and Gerry Hardisty discuss the proposal with all members present.

All members present gather to review the maps displayed and to give their input/ ideas on the proposal

Eric Anderson concludes by stating that until the Commission can determine who is going to fund this it is not moving forward. He recaps the discussion and what need to happen for this proposal to progress.

d. Discussion of combined planning meeting with BOS and other Boards in Nov possible additional meeting to discuss:

Eric Anderson discusses a potential second P&ZC Meeting this month and what the purpose of this meeting is. He discusses what he has done to date for this joint meeting.

Discussion on the details of the proposed joint meeting and the possible issues with it.

Eric Anderson sets a date of Monday October 23rd at 7PM for the meeting prior to the joint Meeting with the BOS and other Boards/Commissions.

e. IWWC discussion

John Valente talks about Town Ordinances and asks the Commission Members if anyone would like to serve on the IWWC as a liaison/alternate?

Discussion on this issue. There is no interest at this time and the Commission Members ask for additional information.

6. Old Business:

a. Continued discussion on technical memorandum #2 “Floating Zones”:

Eric Anderson discusses with the Commission Members the layout of businesses regarding parking and setbacks in this Zone.

Discussion among all Commission members on Eric’s recommendations including mixed use developments presented. The Members discuss and give their painput on recommendations on parking.

Eric Anderson discusses a super majority vote that will be needed to pass parking in the rear and sides only (not in front) in a mixed use Zone.

Discussion on how this should be worded “preferred design for parking”

Eric Anderson would like to add “parking between Buildings on Rte 6 is discouraged unless site conditions prohibit it in the regulation.

General discussion on the parking regulations (available on line) and the new regulations proposed.

Eric Anderson asks the Commission if they are ready to hold a Public Hearing on the following changes to the “Floating Zone”: the preferred Parking behind Buildings on Rte 6, removal of 70% frontage to be occupied by buildings.

Eric Anderson states that the following needs to happen: the Zone Maps need to be submitted to CROG, a Public Hearing needs to be held prior to January 1, 2018 and final version of the “Floating Zone” with changes as discussed needs to be submitted to CROG.

b. Storm Water Management:

John Valente discusses information from Mr. Branse that he received regarding LID.

Eric Anderson discusses holding a Public Hearing in December and the fact that the information should be sent to the Town Attorney?

Discussion on the Storm-water Management standards provided and the properties in Andover (the topography).

Continued discussion on storm water management in the Town of Andover with John Valente

Eric Anderson asks if this was given to the Chairman of IWWC, John England, and John Valente replies that he does have it for review.

Eric Anderson states that the Commission will discuss the storm water standards at the next meeting with the feedback from CROG on:

- Zone Maps
- Mixed use Floating Zone
- Revised Parking Regulations
- Storm Water Management Standards

Gerry Hardisty **Motions** to send all the information discussed to CROG.

Scott Person **Seconded**

Motion Passed/Unanimous 5/0/0

7. Approval of Minutes:

a. Regular Meeting September 18, 2017:

Mike Palazzi **Motions** to approve the September 18, 2017 Minutes as presented.

Scott Person **Seconded**

Motion Passed/4/0/1 Leigh Ann Hutchinson Abstained

8. Administrative Report:

Eric Anderson talks about information “An Act Concerning Temporary Health Care Structures” for their review for a future discussion.

John Valente briefly discusses the Blight Ordinance and what has happened to date with violations. He also states that he is working with ALMA on Lake protection Regulation ,

Brief discussion on potential blight properties and the Ordinance in place.

9. Correspondence:

Discussed

10. Public Speak:

None

11. Adjournment:

Mike Palazzi Motions to adjourn at 10:18PM:

Scott Person Seconded

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary

***These Minutes are submitted as required by the Freedom of Information Act and are not official until formally approved by the Commission.**