

Town of Andover Connecticut

Planning and Zoning Commission

Community Room, 17 School Road, Andover

February 23, 2017

Regular Meeting

7:00 PM

MINUTES

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:05PM

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

Members Present: Eric Anderson, Patrick Dougherty, Mike Palazzi, Scott Person,

Members Absent: none

Alternates Present: Jesse Person, (seated for Leigh Ann Hutchinson)

Alternates Absent: Gerry Hardisty, Ed Sarisley

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

Public Present: Attachment #1

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

None

4. **Public Participation**

None

Leigh Ann Hutchinson Arrives at 7:09 and is seated

5. **New Business:**

a. Presentation of Technical Memorandum #1 by Bill Warner regarding the POCD

Bill Warner makes his presentation on Item 5a. to the Commission (document available on the Andover Web site)

Discussion on the Zones (R40,R80) and on Open Space, Cluster Housing and AARD. The Commission also discussed special permits regarding sub-divisions with Mr. Warner.

Continued presentation. At the conclusion of the presentation the Commission Members as questions directed at Mr. Warner and he answers them with a discussion among all..

Eric Anderson asks the Commission where they want to have the Bonuses (small houses/density housing)?

Discussion among the Commission Members on the Bonuses.

Eric Anderson suggests that the Commission define a small house as 1,500sqft or under for a Bonus.

Discussion on this suggestion among the Commission

Eric Anderson brings up the subject of lot coverage and how much does the Commission believe should be kept.

Bill Warner reads from the Technical Memorandum what is stated

Discussion among the Commission and Mr. Warner on this topic.

Eric Anderson states that cluster housing is to be as a right and conventional subdivision per a special permit.

b. Discuss the un-permitted use of a structure, owner Alan Roy, 340 Lake Road Andover, CT (ref:12 Bunker Hill Road).

Mike Tarbell, Engineer (representing Mr. Roy), presents a map of the property where this structure is located. He explains why this location was chosen and what Mr. Roy has done to secure the rights to access this property.

Eric Anderson talks about Andover regulations in regards to this structure and he asks the size. The Engineer answers 400sqft, In which Eric replies that the State does not require restrictions.

Discussion on this structure and it's use (it is not to be used as an occupied bldg./sleeping in). The Building Department will follow up on this by issuing a letter of Zoning Compliance and John Valente will inspect the structure.

No further discussion

Old Business:

a. Review the 2017-2018 Budget

Budget Line Item 803-320 (delete) change to \$0

Budget Line Item 803-335 change to \$200.00

Budget Line Item 803-610 increase to 500.00

Budget Line Item 803-810 no change

Patrick Dougherty Motions to approve the Planning and Zoning Commission Budget with the changes listed.

Mike Palazzi Seconded

Motion Passed/Unanimous 5/0/0

b. Discuss the Development rights on the Talbot Property, 84 Long Hill Rd.

John Valente states that he will discuss this with the Commission in Executive Session.

b. Report from L.A. Hutchinson/E. Anderson regarding the Route 6 Economic Development Committee and Zoning Sub-Committee

No report. However Leigh Ann Hutchinson asks that the Commission grant time on this topic. Eric Anderson suggests a Special Meeting to discuss this topic and the next installment of the POCD from Bill Warner. The Commission agrees and a date is discussed.

Leigh Ann Hutchinson Motions that the Commission hold a Special Meeting to discuss the above mention topics on March 27,2017 at 7PM.

Scott Person Seconded

Motion Passed/Unanimous

c. Report of Sub-Committees

No report

7. **Approval of Minutes** Regular Meeting Minutes November 19, 2016 and the Regular Meeting January 19, 2017.

Regular Meeting Minutes November 19, 2016. *Tabled*

8. **Mike Palazzi Motions** to approve the January 19, 2017 Regular Meeting Minutes.

Scott Person Seconded

Commission would like the correction that under 8 Patrick Dougherty's comment
change residence to residents

Motion Passed/Unanimous 5/0/0

8. Administrative Report:

To be discussed in Executive Session

9. Correspondence

John Valente informs the Commission about a workshop that is taking place in March that the Connecticut Federation of Planning and Zoning is holding and if they want information to contact him. He also briefly updates the Commission on CROG.

Leigh Ann Hutchinson **Motions** close the regular meeting and go into Executive Session at 9:21PM

Patrick Dougherty **Seconded**

Motion Passed 4/0/1 Mike Palazzi abstained

Patrick Dougherty **Motions** to close the Executive session and go back into the Regular Meeting.

Scott Person **Seconded**

Motion Passed/Unanimous 5/0/0

Discussion among the Commission on the conditions that Mark Braunse, Town Attorney recommended for the Town to accept.

Patrick Dougherty **Motions** to make a recommendation to the Board of Selectman to accept Atty. Mark Branse's conditions for the return of \$8,100.00 or 3/5ths of the total money paid by Roger and Terry Mike on the Open Space fee for the release on 5 lots. The Commission stated for the record that this decision was made because this was a transfer to a family member (3 of the five lots), Mrs. Mike's son, the land remains in Forestry and the Commission would have recommended that the responsibility for payment of the fee for Open Space be transferred to Mrs. Mike's son upon future sale of these lots had the request be made to the Planning and Zoning Commission.

Mike Palazzi **Seconded**

Motion Passed 4/1/0 Leigh Ann Hutchinson Opposed

This return of \$8,100.00 is contingent upon the execution of the legal document to be filed with the Town Clerk, Document referenced is letter to Robert Burbank and John Valente dated xxxxxx

10. **Adjournment**

Patrick Dougherty Motions to adjourn at 10:20 PM:

Mike Palazzi Seconded

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary