

Town of Andover Connecticut

Planning and Zoning Commission

Community Room, 17 School Road, Andover

January 19, 2017

Regular Meeting

7:00 PM

MINUTES

1. **Call to Order** Patrick Dougherty calls the Meeting to order at 7:07PM

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

Members Present: Patrick Dougherty, Mike Palazzi, Scott Person, Leigh Ann Hutchinson

Members Absent: Eric Anderson

Alternates Present: Jessee Person,(seated for Eric Anderson)

Alternates Absent: Gerry Hardisty, Ed Sarisley

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

Public Present: None

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

John Valente asks the Commission to add an Executive Session-Pending Litigation to the next meeting and add Bill Warner to the February agenda to make a presentation on the updated POCD (Technical Memorandum #1). The Commission agrees to both requests.

4. **Public Participation**

None

5. **New Business:**

a. Review the 2017/2018 Budget

b. Preliminary discussion on the POCD updates provided by Bill Warner. To be discussed at a future meeting.

Due to the fact that items 5a and 5b are closely related since money will be needed in the budget to complete the POCD they were discussed simultaneously.

Patrick Dougherty begins the discussion with **Eric Anderson's** submission to the BOF on 1/14/2017 (attachment #1)

Discussion among the Commission Members on attachment #1

John Valente mentions the BOF Meeting on January 25th and suggests that the Members attend since this will be discussed.

Continued Discussion on attachment #1 and the three recommended Improvements.

Jessee Person mentions the Senior Center and would like to know what is going on with restoring it.

Patrick Dougherty gives the Commission a brief overview of what the Economic Development Committee is looking into long term in the Town of Andover, including the Senior Center.

Continued Discussion on attachment #1 and the three recommended Improvements. Questions from the Commission on these steps and the financial cost of them. Patrick Dougherty answers them as far as what this Commission is looking at financially to complete the 3 steps.

John Valente hands out the 2016/2017 Planning and Zoning Commission's budget And briefly goes through the line items.

Budget discussion tabled until the February 23rd Meeting.

Brief discussion on 5b. the Technical Memorandum #1 provided by Bill Warner regarding the POCD, available in the Building Dept. Upon request. (discussion inaudible)

6. Old Business:

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

John Valente explains that the Town lost the opportunity to qualify for the State Grant to purchase the Developmental Rights of the property since the property

does not have public access and the owner would not agree to grant that. All appraisals were then dropped and two new appraisals are going to be resubmitted. He states that he hopes to have both appraisals prior to the February Meeting. John Valente asks the Commission how they would like to proceed since there is a lot more work to get done prior a decision being made and until the May 1st deadline.

Brief discussion on this topic

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 in February to her and Eric Anderson so that they may present an update to them. The Commission agrees

c. Report of Sub-Committees

No report

7. Approval of Minutes Regular Meeting Minutes November 19, 2016 and the Regular Meeting/Public Hearing December 19, 2016.

Regular Meeting Minutes November 19, 2016. ***Tabled***

Regular Meeting/Public Hearing December 19, 2016.

Mike Palazzi Motions to approve the December 19, 2016 Minutes.

Scott Person Seconded

Leigh Ann Hutchinson would like the correction that under 6c (Valente's comment) there is changed to their.

Motion Passed 4/0/1 Patrick Dougherty abstained

8. Administrative Report:

John Valente states that he has already discussed Bill Warner and the Talbot property and that he just has an update on the violation that occurred on the Roy Property, the construction of a hunting cabin without a permit. He recaps what originally occurred and what has occurred since. John Valente states that he has been in contact with the property owner and the owners Engineer. Per a conversation with the Chairman, Eric Anderson, he agreed with the Zoning Agent to give the owner some additional time prior to starting enforcement action. John Valente notes that the property owner just purchased the land that the cabin was build on since it was built on the neighbor's property.

Discussion on this illegal activity (building a structure without a permit) and what should be done.

Patrick Dougherty states that he would like it on record that he does not approve how the Commission/Town has handled this illegal activity in the Town of Andover. He believes it should have been handled in a different manner. He comments on how this should have proceeded via the Town Regulations. Patrick Dougherty also believes that if the Town lets this property owner “get away” with this illegal activity that more residence will follow in suit thinking that this is allowed.

John Valente said that he is in contact with Mr. Roy’s Engineer and the matter will require a permit from this Commission and if a permit cannot be secured the cabin will not be used as a residence.

No further discussion to be continued at a future date

9. Correspondence

John Valente informs the Commission about the Connecticut Land Use Law Seminar that is going on March 25th and recommends that they attend.

10. Adjournment

Mike Palazzi **Motions** to adjourn at 8:57PM

Leigh Ann Hutchinson **Seconded**

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary