

Town of Andover Planning and Zoning Commission
Monday, February 24, 2020 at 7:00 P.M.
Community Room, Town Hall
17 School Road, Andover, CT 06232
Regular Meeting Minutes

Members Present: Chair Robert Hamburger, Vice Chair Anne Peterson Crème, Jed Larson, Leigh Ann Hutchinson

Members Absent: Scott Person, Gerald Hardisty (Alternate)

Others Present: Zoning Official Jim Hallisey, Vincent Grimaldi, Patricia Grimaldi and Board Clerk Linda McDonald

1. Call to Order: R. Hamburger called the meeting to order at 7:05 p.m.
2. Roll Call/Seating of Alternates: No alternates were seated.
3. Additions/Changes to Agenda:
By unanimous consent agenda item 8.b: Approval of December 16, 2019 Regular Meeting Minutes was added to the agenda and the order of agenda items New Business and Old Business were reversed.
4. Public Speak: No public speak.
5. New Business:
 - 5.a PZ-20-01: Application of Vincent and Patricia Grimaldi (property owners), for a two (2) lot subdivision with Special Permit at 353 Lake Road (property location). Accept application and set public hearing date:

G. Hallisey explained this is an approx. 22-acre lot and the applicants have gone before the Inland Wetlands and Watercourses Commission (IWWC). He said a special permit is also required for a conventional subdivision as per the Zoning Regulations. G. Hallisey said a conceptual drawing is required for this subdivision application. Members reviewed the site plan.

In response to a question from the applicant, R. Hamburger explained this proposed cut is considered a subdivision because the property was part of a larger piece of property free cut in 1956. Any division of the land after that is considered a subdivision. Because it is a subdivision, there are regulations that go along with it. The applicants have submitted their application as a conventional subdivision. Discussion followed on the requirements for the application. R. Hamburger asked staff to facilitate the application/public hearing process with the property owners. P. Grimaldi submitted a Statement of Intent regarding future development into the record.

Patricia Grimaldi expressed her extreme displeasure with the application process.

A. Crème MOVED to accept the application of Vincent and Patricia Grimaldi (property owners), for a two (2) lot subdivision with Special Permit at 353 Lake Road and schedule a public hearing for the subdivision/special permit application at the next regular meeting on March 16, 2020 at the Andover Town Hall Community Center, 17 School Street, 7:00 p.m. L. Hutchinson SECONDED.

Discussion followed on specific duties and regulatory responsibilities of staff, commission members and applicants. J. Larson stated he will follow and uphold the Town's regulations. Members reviewed the subdivision review procedures. Members expressed concern that the applicants' engineer was not available to present the application. R. Hamburger stated the steps that have been skipped over have to be remediated by the engineer and applicants meeting with the Zoning Official before the public hearing.

A few minute recess was called as a member had temporarily left the meeting. Meeting resumed when member returned.

A. Crème withdrew her motion on the table. L. Hutchinson withdrew her second of the motion.

A. Crème MOVED to schedule a public hearing for the subdivision/special permit application of Vincent and Patricia Grimaldi for a two (2) lot subdivision with Special Permit at 353 Lake Road at the next regular meeting scheduled for March 16, 2020 at the Andover Town Hall Community Center, 17 School Street, 7:00 p.m. on the contingency that the applicants, their engineer and Zoning Official can meet to address the subdivision requirements for pre-application meeting reviews at least two weeks before the public hearing. L. Hutchinson SECONDED. MOTION CARRIED 4:0:0.

R. Hamburger MOVED to rescind previous motion. J. Larson SECONDED. MOTION CARRIED 4:0:0.

R. Hamburger MOVED to schedule a special PZC meeting on Monday, March 30, 2020 at 7:00 p.m., location to be determined. A. Creme SECONDED. MOTION CARRIED 4:0:0.

R. Hamburger MOVED to convene a public hearing for the subdivision/special permit application of Vincent and Patricia Grimaldi for a two (2) lot subdivision with Special Permit at 353 Lake Road to coincide with a PZC special meeting on March 30, 2020 7:00 p.m., location to be determined, providing the applicants, their engineer and Zoning Official can meet to address the subdivision requirements for pre-application meeting reviews at least two weeks before the public hearing. A. Crème SECONDED. MOTION CARRIED 4:0:0.

6. Old Business:

6.a Land Use Training, Tuesday, March 17, 2020, 6:30 p.m. at Town Hall

5.b Commission and Departmental Annual Reports, July 1, 2018 through June 30, 2019: G. Hallisey and R. Hamburger are working on these reports.

5.c Draft Revisions to Zoning Regulations (Andover Lake District):

R. Hamburger suggested the commission might consider reviewing the current Zoning Regulations to see if some of the proposed language in the draft revisions are already addressed. He reported he has continued to work on modifying the nutrient allocation worksheet and the worksheet needs to be tested. He requested a projector be available at next regular meeting to assist the commission in their work on the nutrient allocation worksheet. Further discussion and review of the draft revisions to Zoning Regulations (Andover Lake District) were continued to the next meeting.

7. Zoning Official Administrative Report:

J. Hallisey reported on operations at the gravel pit and said the property continues to drain well. The contractor is finishing up phase one of the project.

8. Approval of Meeting Minutes:

8.a January 27, 2020 Regular Meeting Minutes: J. Larson MOVED to approve the January 27, 2020 Regular Meeting Minutes as presented. R. Hamburger SECONDED. MOTION CARRIED 4:0:0.

8.b December 16, 2019 Regular Meeting Minutes: A. Hutchinson MOVED to approve the December 16, 2019 regular meeting minutes as presented. J. Larson SECONDED. No vote taken.

The following amendment was made to the December 16, 2019 regular meeting minutes:

9. Miscellaneous items: the sentence "It was presented to the commission by Town Engineer Gerry Hardisty as an action taken by previous Zoning/Wetlands Agent John Valente." was stricken from the minutes.

J. Larson MOVED to approve the December 16, 2019 Regular Meeting Minutes as amended L. Hutchinson SECONDED. MOTION CARRIED 3:0:1 with R. Hamburger abstaining.

9. Miscellaneous Items: None.

10. Public Speak: No public speak.

11. Commission Open Discussion: No open discussion.

12. Adjournment: R. Hamburger adjourned the regular meeting at 9:04 p.m.

Respectfully submitted by,

Linda H. McDonald

Linda H. McDonald, Board Clerk

The next regular Planning and Zoning Commission is scheduled for March 16, 2020.

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.