

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

**September 18, 2017**  
**Regular Meeting**  
**7:00 PM**  
**MINUTES**

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:04PM

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

Members Present: Eric Anderson, Mike Palazzi , Scott Person, Robert Hamburger

Members Absent: Leigh Ann Hutchinson

Alternates Present: Gerry Hardisty (Seated for Leigh Ann Hutchinson)

Alternates Absent: Ed Sarisley

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

Public Present: ALMA Board Members Attachment #1

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

None

4. **Public Participation:**

None

5. **New Business:**

**a. Discussion with ALMA regarding Lake protection measures:**

**Eric Anderson** begins the Meeting by asking the ALMA Board Members present what they are looking for from this Commission.

**Art Wood** starts the conversation by describing what other lakes in CT are doing as far as nutrient run off into the lake. He also discusses the testing of water run off

into the lakes due to septic issues. Art would like to see property owners voluntarily do things to prevent run off into the lake.

**John Valente** talks about run offs and permits that are issued with conditions to avoid or decrease runoffs. He mentions the nutrients allocation program that is in place in Columbia and adds how in this Town farming is a contributing factor with fertilizers that are used. John discusses with all the formula that Columbia uses regarding the nutrient allocation program. He then discusses the septic system that the Town now requires and what he believes the Town should change regarding the septic systems location/replacement (if required) in regards to the proximity to the lake.

***Leigh Ann Hutchinson arrives at 7:12 and is seated***

***Discussion on the topics mentioned above among all present***

**Eric Anderson** question the ALMA Board about fertilizers

**Art Wood** replies that State Law allows fertilizers.

***Discussion on fertilizer use***

**Eric Anderson** talks about storm water run off from impervious surfaces

***Gerry Hardisty leaves at 7:39***

***Discussion among all present on pollutants, nutrients, water run off and drinking water vs swimming water regarding the level of nutrients in the water.***

**Eric Anderson** asks about the septic pumping Ordinance and would like to know if ALMA still wants to pursue it? He states that they should do research in the Town to see if an Ordinance would pass at a Town Meeting before they bring it before the BOS for approval to proceed.

**Art Wood** asks about the difference between an Ordinance and a Regulation

**John Valente** explains how the process works.

**Eric Anderson** states that this Commission would support ALMA on this item however he believes that it will be difficult to get passed in a Town Meeting.

**Art Wood** mentions that the Board would like to discuss Commercial Business in the Lake Zone and asks Mr. Corl to speak on this.

**John Corl** talks about a special permit that was given out by the Town for a car repair/used car dealership that could be passed on with the deed.

**John Valente** explains that this was a unique situation and that situation would not happen.

***Discussion on this special permit and other special permits around the Lake area among all.***

**Eric Anderson** asks ALMA what they would like this Commission to do? Prohibit all commercial business in the Lake District?

***Discussion among all on businesses and what should be permitted. ALMA voices their concerns to the Commission.***

**Eric Anderson** talks about the regulation that allows this business and other Commercial Businesses in Town. He also talks about the enforcement, along with Mr. Valente's comments on this topic.

**John Corl** states that his concern is impact that businesses have on the Lake District.

***Discussion on Regulations, Ordinances and Statutes existing and the authority the Town has to regulate them on existing houses and the cost of regulating septic and run off/fertilizer in major areas.***

**Eric Anderson** suggests that ALMA presents a septic pumping Ordinance to the BOS however they should make sure that they are confident it will pass in a Town Meeting first or it could be years before the opportunity is again there.

***Continued discussion among all on Lake protection***

**Eric Anderson** gives ALMA a suggestion on how to proceed with the proposed septic Ordinance.

***Discussion on public sewers and what it would mean to the Town and the taxes for residents.***

***General Discussion among all on all topics discussed***

**John Valente** reads his notes on what the Town could possibly do to protect the Lake.

***ALMA discusses what they would like to see regarding trees, the cutting of them and what benefits and negative effects they have.***

***Discussion among all on tree cutting around the Lake.***

**ALMA** asks what permits are required from the Town regarding building around the Lake and septic systems.

***Discussion on this topic among all present.***

**Eric Anderson** would like ALMA to provide a Lake water sample from an expert. He would also like to look at the effect of impervious surfaces and septic systems requirements (being up to code). Eric also states that ALMA needs to put together a septic system Ordinance for the P&ZC so that they can review it and send to the Town Attorney for review.

***Leigh Ann Hutchinson leaves at 9:02 PM***

***Discussion on the Lake Zone and other Zones among all present***

**Eric Anderson** notes the items that need to be looked at/addressed:

- Tree cutting
- Impervious surfaces
- Septic pumping Ordinance (proposed)
- Discharge of run off Ordinance (proposed)
- Fertilizers

***Discussion on what the homeowners in allowed to do to maintain their property.***

**Eric Anderson** asks for clarification between the ALMA Board and ALPOA.

**Art Wood** provides this clarification.

**b. Discuss with ALMA traffic and pedestrian/ cycling issues**

**Eric Anderson** discusses foot traffic and cycling around the Lake area with ALMA. He also discusses the Complete Streets Master Plan that he submitted to the BOS. Eric requests their help with encouraging this within the Town.

***Discussion on pedestrian walkways among all present and the proposed Complete Streets Master Plan and it's cost.***

**Eric Anderson** mentions the Mixed Use Regulation that is a priority and notes that it will most likely be next year before the Lake Zone is addressed.

***The ALMA Board leaves the Meeting***

**c. Discuss proposed Meeting date with the BOS and other Boards and Commissions on Andover's long term planning.**

**Eric Anderson** talks about the proposed meeting for long term planning for the Town and asks that the Commission Members put a set of priorities in writing.

***Discussion on a proposed date.***

**Date set for Monday November 13, 2017**

## **6. Old Business:**

### **a.Report of Sub-Committees:**

None

### **b. Mixed Use /floating Zone:**

**Eric Anderson** mentions towns that the Commission Members could look at with mixed use zones. He discusses this Zone with the Commission.

*Discussion on the proposed “Floating Zone” and the proposed Parking Regulations.*

## **7. Approval of Minutes:**

### **a.Regular Meeting August 21, 2017**

**Mike Palazzi Motions** to approve the August 21, 2017 Minutes as presented.

**Scott Person Seconded**

**Motion Passed/Unanimous 4/0/0**

### **b. Special Meeting September 11, 2017**

**Mike Palazzi Motions** to approve the September 11, 2017 Minutes with the correction of Hamburg to Hamburger in Members Absent.

**Scott Person Seconded**

**Motion Passed/Unanimous 4/0/0**

## **8. Administrative Report:**

**John Valente** reads two CROG referrals from CROG one from Columbia and the other from Hebron.

**Eric Anderson** explains to the Commission why CROG sends the referrals to neighboring Towns.

## **9. Correspondence:**

None

## **10. Adjournment:**

**Robert Hamburger Motions** to adjourn at 9:57PM:

**Mike Palazzi Seconded**

**Motion Passed/Unanimous 4/0/0**

\*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.**