

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

January 22, 2019
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, Robert Hamburger , Scott Person, Leigh Ann Hutchinson (arrived at 7:38PM)

Members Absent: None

Alternates Present: None

Alternates Absent: Jed Larson, Gerry Hardisty, Ed Sarisley

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

Public Present: None

3. Public Participation:

None

4. Additions/Changes to the Agenda:

Eric Anderson Presents additions to the agenda to the Commission on the overhead projector which he reviews with the Commission.

Eric Anderson Motions to add items a-h Under Item 5 New Business as presented and reviewed by the Commission Members present.

Mike Palazzi Seconded

Motion Passed/Unanimous 4/0/0

5. New Business:

a. Connectivity Grant:

Eric Anderson states that this Grant was originally denied however today he got the news that the state changed the status of it to approved. He describes what this will enable the Town to do for the walkways/trails and they will no longer need to ask to use Open Space Funds for this project as this State Grant is enough money to cover the plans that were put forth. Eric states that a Public Hearing will be required for the use of the funds for this proposed project however he is not sure at what level it will be.

b. AES Wing Conversion:

Eric Anderson recaps what was discussed at the informational meeting that was held for the public regarding this conversion including the public's main concerns. He explains that this will require an 8-24 referral to come before the P&ZC and then again as a change of use application.

Discussion on the conversion

c. 8-24 Referral from the BOS:

Discussed in Item 5b-no further discussion

d. Legal Review of Chapters that are not changing by Attorney Branse:

Eric Anderson asks the Commission Members how they would like to proceed with the legal review of the regulations? Would they like to give Attorney Branse the whole thing, including sections still to be changed or would they like to piece mail it to him for review?

Discussion among all Members and John Valente on how to proceed

Mike Palazzi **Motions** to send the entire Andover Zoning Regulation, with proposed changes to Attorney Branse for Legal Review

Robert Hamburger **Seconded**

Motion Passed/Unanimous 4/0/0

Eric Anderson states that he will notify CROG and then asks the Commission when they believe they should schedule the Public Hearing?

Discussion on the Public Hearing-no date set as of yet

e. Land Transfer at 34 Wheeling Rd-Forestry Program:

Eric Anderson explains the transfer and how it will occur. He notes the possibility of a conflict since it involves the Chairman of the P&ZC.

Discussion on the transfer and the Forestry Program

L. A. Hutchinson arrives at 7:38PM

Eric Anderson asks the Commission how they believe that they should proceed? A site plan review or do they feel believe that it should be up to the Zoning Agent to approve the Transfer?

John Valente states that he has reviewed the proposed transfer and has no issue with it.

The Consensus among the Commission is that it is not a P&ZC issue and the Zoning Agent should approve or not approve the Transfer

f. Resignation of Ed Sarisley from the P&ZC:

Eric Anderson received an email from Ed that explains his resignation from the Commission, health reason and his employment.

g. Resignation of Sandra Nichols:

Eric Anderson states that Sandi has resigned also and thanks her for her service

h. Public Hearing Dates:

Tabled until later in the meeting

6. Old Business:

Eric Anderson would like to discuss Item 6b Accessory Apartments prior to 6a

Eric Anderson seats Leigh Ann Hutchinson at 7:42PM

a. Discuss Lake District Regulations:

b. **John Valente** goes through the changes/comments in each section that were provided by Attorney Branse. The Commission discusses each section as John reads through them.

Eric Anderson discusses what he believes is needed, an appendix to the map breaking out the Lake Districts A and B.

Discussion on this proposed map and if these should be called sub districts

John Valente brings existing maps up from the Building Dept. for the Commission to review and discuss the districts and zones that are shown.

Discussion on the watershed district(Area C) and nutrient allocation

John Valente discusses an event that occurred at the power-lines in the 70's with Scott Person

Eric Anderson goes back to the Andover Lake District and asks the Commission if they want to keep it the same? He continues the discussion on mapping and how it should be broken out on the Andover Map and the Lake Zones.

John Valente continues going over the Regulation noting the comments by Attorney Branse. The Commission Members discuss the sections and comments as John reads them.

Continued discussion on Lake Zones/Districts

Eric Anderson states that he will go back to Attorney Branse for clarification on this topic

John Valente continues the review and discussion on the Lake Regulation with the the Commission with the changes noted by Attorney Branse. The Commission comments on what changes or deletions that they would like to see or what is acceptable.

Discussion on this regulation to be continued at the next meeting

c. Accessory Apartment Regulation Section 4.11:

Eric Anderson goes through the changes in each section that were provided by Attorney Branse. The Commission discusses each section as the Chairman asks if section as they go through the regulation. Eric makes changes to the document as the Commission discusses it.

The Commission is in agreement with the Accessory Apartment Regulation 4.11 as modified in this Meeting.

c. Fee Ordinance (Fee Structure):

Eric Anderson discusses with the Commission proceeding with this Item. No Action Taken at this time.

7. Approval of Minutes:

a. Regular Meeting October 15, 2018:

Scott Person **Motions** to approve the October 15, 2018 Minutes as presented

Mike Palazzi **Seconded**

Motion Passed/Unanimous 5/0/0

b. Regular Meeting Minutes November 19, 2018

Tabled to February Meeting

c. Regular Meeting Minutes December 17, 2018

Mike Palazzi **Motions** to approve the December 17, 2018 Minutes as presented

Scott Person **Seconded**

Motion Passed 4/0/1 Leigh Ann Hutchinson Abstained

8. Administrative Report

None

9. Correspondence:

John Valente notes that the Town of Hebron will be revising their Solar Regulations and he will get that information to the Commission.

10. Public Speak:

None

11. Adjournment:

Mike Palazzi Motions to adjourn at 9:52PM
Leigh Ann Hutchinson Seconded
Motion Passed 4/0/1 Eric Anderson Abstained

*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.**