

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

September 11, 2017
Special Meeting
7:30 PM
MINUTES

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:32PM

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

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

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: None

3. **Public Participation:**

None

4. **New Business:**

None

5. **Old Business:**

Eric Anderson begins by discussing the purpose of this meeting regarding Agenda Items 5a and 5b. He also mentions the storm water information that was provided that will be discussed.

a. Discussion of Technical Memorandum #2 “Floating Zones”

Eric Anderson begins by reading section 26.1 Applicability of the Item 5a Draft.

***Discussion among the Commission Members on the content of this Section.
(Section number to be changed to 26.2.)***

Section 26.3 Procedure-Application process site plan requirements

Gerry Hardisty asks about the minimum scale of 1"=40ft noted in this section.

Discussion on the scale. The majority of Commission members believe that it should be removed from this section.

Section 26.4 Andover Mixed Use Floating Zone site plan regulations

Discussion on Section 26.4 Item 4 Height and area requirement. The Commission is OK with a and b however there is an issue with c. Yards the 70% requirement of the frontage to be occupied by buildings. Detailed discussion on this requirement.

Eric Anderson asks the Commission Members what they to see or read to pass this regulation or do they not want to pursue passing it.

Discussion on other Towns and how they handle this type of Zone.

John Valente talks about parking in the front/side and back of structures.

Discussion on parking

Eric Anderson suggests that the Commission reconvene next month to continue discussion on the Floating Zone. He asks that they look at other Towns to get an idea of what could be proposed and Bob Hamburger offered to research and bring information to that meeting.

Item Tabled until October

b. Discussion on Parking Regulations, Section 12

Eric Anderson Asks the Commission if they are ready to discuss this or if they are not.

Gerry Hardisty gives his opinion on the Parking Regulations as presented. He believes that the developer/contractor and engineer are the project would be confident enough to comply with the regulations without this being approved.

Eric Anderson explains how this proposed regulation came about. He then begins to read through the Parking Regulations noting any changes or possible changes.

- 12.6-delete "in the Andover Village District"

- 12.6.1 Delete
- 12.6.2 could be deleted pending the outcome of the Mixed Use Regulation
- 12.7.1 delete “in the Andover Village District”
- 12.7.2 delete duplicate “all”

12.7.2.3 f discussion on requirement of a bike rack being 3 feet from the wall or obstruction

Eric Anderson will look into modifying this section

Discussion on parking chart presented within the proposed parking regulation

Eric Anderson continues to read the Parking Regulation

Discussion on Section 12.8.3.2 Parking in excess of the maximum regarding the storm management plan.

- 12.8.4 delete “in the Andover Village District”

Eric Anderson states that he will make the corrections as noted and he brings up section 12.7.2.3f regarding the distance requirement of the bike rack from a wall/obstruction.

Discussion on this section and the Commission agrees to leave as presented at this time.

Discussion on storm water management standards and how it should be incorporated into the parking regulations.

John Valente will send the regulation to Attorney Mark Branse for his review.

General discussion among the Commission Members

John Valente discusses the storm water management plan (provided by Mark Branse) that he provided to the Commission Members for their review.

Discussion on this document provided

Eric Anderson recaps the Meeting and what tasks the Commission Members were as to do prior to the October Meeting. He also talks about what the Regular Meeting on Monday September 18th will entail (ALMA).

6. Adjournment

Mike Palazzi Motions to adjourn at 9:46PM:
Gerry Hardisty Seconded
Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary