

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

May 21, 2018
Regular Meeting
7:00 PM
MINUTES

1. **Call to Order** Eric Anderson calls the Meeting to order at 7:07 PM

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

Members Present: Eric Anderson, Mike Palazzi , Scott Person, Leigh Ann Hutchinson

Members Absent: Robert Hamburger

Alternates Present: Jed Larson, Gerry Hardisty (seated for Robert Hamburger), Ed Sarisley

Alternates Absent: None

Staff Present: Sandra Nichols, Commission Secretary

Staff Absent: John Valente, Zoning Official

Public Present: None

3. Public Participation:

None

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

None

5. **New Business:**

a. Discuss Grimaldi Property development

Tabled

6. **Old Business:**

a. Parking Regulations for Commercial vehicles and Signage Regulations

No discussion

b. Proposed Zoning Regulation for Keeping of Animals (Discussed first)

As discussed in the last meeting 20.5A should be worded that roosters and peacocks should be excluded from the list.

Discussion on how many chickens per square ft and property lines/wetlands were they are kept, fed and where the waste is

Commission suggests to re-written as “animal waste and shelters (contained by fencing) should be 50ft away from property lines/wetlands.

Eric Anderson goes through what the Town allows right now per the existing regulations and what they do not.

Discussion on detached accessory/in law apartments

Eric Anderson asks the Commission if they want to allow a detached accessory apartment. The Commission all agree to allow this. He then discusses the rural zone vs the lake zone. He next talks about industrial/commercial zones. He would like a site plan review if attached and a Special Permit if detached.

The Commission agrees and continues to discuss what should be in the regulation, floor area, definition of what the accessory apt. have, the renting of the in law apt after they are no longer there and the wording is stated below.

“When the accessory apartment is not longer occupied by the family member for which it was intended for it may be utilized as a rental unit”

Eric Anderson continues to read through the regulation, discussing each section with the Commission.

Discussion on the square footage/ gross square footage of the apartment

Eric Anderson will provide all these changes to the Commission in the Regulation for review.

c. Home Occupation Regulations (discussed second)

Eric Anderson discusses the regulation and how it is written. Discussion among the Commission Members on the regulation (home based business)

Tabled

d. Discussion on the Master Regulations (effective 4/18/18)

Brief discussion

- e. Discuss Lake District Regulations

No discussion

7. Approval of Minutes:

- a. Regular Meeting/Public Hearing April 16, 2018:

Mike Palazzi **Motions** to approve the April 16, 2018 Minutes with corrections, spelling errors noted by Eric Anderson (on recording)

Scott Person Seconded

Motion Passed/ 4/0/1 Eric Anderson abstained

8. Administrative Report:

Eric Anderson talks about the meeting that he had with a gentleman from Hartford on the Complete Streets Plan and he describes what came out of the Meeting. He also talks about the regulations, the money that was put into next years budget that still needs approval. Eric explains why the review of the regulations is necessary.

John Valente talks about storm water/water run off and septic in the lake area.

Discussion on this topic

9. Correspondence:

None

10. Public Speak:

None

11. Adjournment:

Scott Person **Motions** to adjourn at 9:41PM

Scott Person **Mike Palazzi** **Seconded**

Motion Passed/ Unanimous 5/0/0

*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.**

