Town of Andover Connecticut

Planning and Zoning Commission
Community Room, 17 School Road, Andover

April 16, 2018
Regular Meeting
7:00 PM
MINUTES

1.   **Call to Order**   **Mike Palazzi** calls the Meeting to order at 7:03PM

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

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

Members Absent: Eric Anderson, Robert Hamburger

Alternates Present: Jed Larson (seated for Robert Hamburger), Ed Sarisley (seated for Eric Anderson), Gerry Hardisty (arrived at 7:08PM)

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**

John Valente to add Agenda Item 6f: Comments on the Master Regulations that will go into effect April 18, 2018.
Mike Palazzi would like to table Agenda Item 6a

Leigh Ann Hutchinson Motions to accept both the change and addition to the Agenda
Scott Person Seconded
Motion Passed/Unanimous 5/0/0

5. __New Business:__

a. Discuss Lake District Regulations

John Valente hands out documents from the Town of Columbia that relate to watershed protection and a nutrient allocation worksheet for calculations.

Discussion on the information that John Valente provided to the Commission for review and what he is looking for the Commission to require when a new structure application is presented to them.

John Valente talks about seasonal homes that are converted to year round homes and the septic systems on these properties.

Discussion among the Commission Members on the issues concerning the lake, the regulations protecting it and the study that was conducted in Columbia. Septic systems on the Lake was also discussed.

John Valente states that he will bring this before the Commission at a later date with more information including input from ALMA/ALPOA.

6. __Old Business:__

a. Parking Regulations for Commercial vehicles and Signage Regulations

Mike Palazzi tabled

b. Proposed Zoning Regulation for Keeping of Animals

Mike Palazzi begins the discussion on this regulation with the Commission.

John Valente states that he will change r-40 and r-80 to ARD in the Andover regulations.

By the consensus of the Commission add peacocks excluded to 20.5A

- Correct 20.5.1a to read covered by 20.5A

- Correct the spelling of acers to acres (end pg 2 and Pg 3)

- Add "and peacocks" after roosters under the notice to home owners who will need a special permit

c. Accessory Apartment Regulations "big change"

Discussion on major changes

Mike Palazzi notes that the Commission should look at Columbia's regulations

d. Accessory Apartment Regulation "minor change"

Discussion on accessory apartments and the language as it is written and the possible future issues with the language (Section 4.11)

*Commission would like 4.11.2e to be reworded with stronger language

e. Home Occupation Regulations

No changes at this time

Discussion on the language of the regulation

John Valente states that they need to look at what is allowed in the lake zone district vs the rest of the Town.

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

The Commission has no issues with the Regulations (a few minor changes) and request a copy from John Valente.

7. **Approval of Minutes:**

a. Regular Meeting/Public Hearing March 19, 2018:

Leigh Ann Hutchinson Motions to approve the March 19, 2018 Minutes **Scott Person Seconded**

Corrections add $ to 30,000 Page 1 bottom, pg 2 bottom chg 26.44 to 24.44

Motion Passed/Unanimous 5/0/0

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8. **Administrative Report:**

None

9. **Correspondence:**

John Valente States that he will send the quarterly P&ZC Association information to the Commission Members.

10.   Public Speak:
None

11.   Adjournment:

Jed Larson Motions to adjourn at 9:16PM
Scott Person 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.