

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

**March 19, 2018**  
**Regular Meeting/Public Hearing**  
**7:00 PM**  
**MINUTES**

1. **Call to Order** Eric Anderson calls the Meeting to order at 7:03PM
2. **Roll Call/Seating of Alternates**

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

Members Absent: None

Alternates Present: Jed Larson, , Ed Sarisley (arrived at 7:18PM)

Alternates Absent: Gerry Hardisty

Staff Present: Sandra Nichols, Commission Secretary

Staff Absent: John Valente, Zoning Official

Public Present: attachment #1

**3. Public Participation:**

None

**Eric Anderson** notes that there are no additions or deletions to the Agenda

**4. New Business:**

- a. Approve a Proposal (below), as required under Section 8-24 CGS, from the Board of Selectman to appropriate 30,000 for the purchase of land for Open Space.

And further defined:

Pursuant to Section 8-24 of the Connecticut General Statutes, this will serve as notice of the Board of Selectmen proposal to purchase 4 parcels of land

totaling 3.7 acres from the Open Space Fund for \$30,000.00. The parcels are described as Assessor's block 33-34-3, 33-34-4, 33-35-4 and 33-35-3.

**Eric Anderson** discusses what has occurred to date in regards to the negotiations with the property owner and meetings with the BOS and BOF. He states that the BOS has submitted an 8-24 referral that needs to be voted on tonight in order for the purchase of this property to proceed. Eric then explains that this will be purchased as open space with open space funds and goes into detail on the 4 parcels and how the purchase is being drawn up by the Town Attorney. He also states that the BOS is holding a Town Meeting on March 29<sup>th</sup> and will have a vote on this item therefore a vote from this Commission on it is necessary tonight.

### ***Discussion among the Commission Members***

**Mike Palazzi Motions** to approve the purchase the property under CGS 8-24 and further stipulate that conforms to the Andover POCD, specifically Chapter 8, Natural Resource Management.

**Scott Person Seconded**

**Motion Passed/Unanimous 5/0/0**

### **5. Open Public Hearing on:**

- a. Adopt “New” an Andover Mixed Use Floating Zone and Storm Water Management Standards, revise Section 12 Off Street Parking and Loading and Section 24 Definitions.

**Eric Anderson** opens the Public Hearing at 7:09PM and he reads the Items for the discussion listed on the Agenda, this includes Section 24.3 Definitions. He begins with the Floating Zone and reads a letter from CROG (attachment #2).

- a. Floating Zone (revisions)

**Eric Anderson** asks the Commission Members if they have any comments or changes to the regulation as presented.

***The Commission notes two changes 26.44 should be 26.44 and 29.1 should be 26.9.1***

**Eric Anderson** asks the public present if they have any questions regarding this regulation?

**Dianne Grenier** asks for a complete definition of a Mixed Use/Floating Zone

**Eric Anderson** explains the details of the Mixed Use/Floating Zone in detail (available on the recording in the Building Dept.)

***Discussion among the Commission members and Dianne on this item***

b. Storm Water Management Regulations (revisions)

**Eric Anderson** introduces the regulation and asks the Commission if they have any comments or corrections, they do not. He then asks the public if they have any comments/questions?

**Dianne Grenier** asks for a complete definition of the Storm Water Management Regulation.

**Eric Anderson and the Commission Members** explain the regulation in detail to Dianne. (available on the recording in the Building Dept.)

c. Off Street Parking Regulations (revisions)

**Eric Anderson** asks the Commission Members if they have any comments or questions on the revised regulation.

**Leigh Ann Hutchinson** has a question on the parking chart which she discusses with Eric.

**Eric Anderson** asks the public if they have any comments/questions?

**Dianne Grenier** asks for a complete definition of the Off Street Parking Regulation.

**Eric Anderson** explains the details of the Off Street Parking Regulation and how it was formulated, the studies used. (available on the recording in the Building Dept.)

**Eric Anderson** asks the Commission Members if they have any further comments or questions on the three regulations discussed or do they want to close the Public Hearing?

***Close Public Hearing and Open Regular Meeting:***

**Robert Hamburger** Motions to close the Public Hearing at 7:31PM

**Mike Palazzi** Seconded

**Motion Passed/Unanimous 5/0/0**

**Eric Anderson** reads Section 24.3 Definitions again for the Commission Members

**6. Old Business: Act on Public Hearing Agenda Item 5a.:**

a. Adopt “New” an Andover Mixed Use Floating Zone and Storm Water Management Standards, revise Section 12 Off Street Parking and Loading and Section 24.3 Definitions.

**Mike Palazzi Motions** to approve Section 26, Andover Mixed Use Floating Zone with the corrections 26.44 should be 26.44 and 29.1 should be 26.9.1 and approve Section 24.3 Definitions

**Scott Person Seconded**

**Motion Passed/Unanimous 5/0/0**

**Robert Hamburger Motions** to approve Section 4.17, Storm Water Management Standards and Section 24.3 Definitions.

**Scott Person Seconded**

**Motion Passed/Unanimous 5/0/0**

**Mike Palazzi Motions** to approve the revised Section 12 Off Street Parking and Loading regulation and Section 24.3 Definitions

**Scott Person Seconded**

**Motion Passed/Unanimous 5/0/0**

**7. Approval of Minutes:**

a. Regular Meeting February 22, 2018:

**Mike Palazzi Motions** to approve the February 22, 2018 Minutes as presented

**Leigh Ann Hutchinson Seconded**

Discussion on Administrative Report, blight (what constitutes junk), correct Wheeley to Wheeling, change metal horses to wheel horse tractors.

**Motion Passed/Unanimous 5/0/0**

**8. Administrative Report:**

**Eric Anderson** provides a list of Seminars that John Valente had received for the Commission Members to review and attend if they are interested. He then talks about the Legal budget that he discussed at the last BOS meeting the P&ZC could, most likely will exceed the budget and states that the BOS was upset that the legal opinions that the P&ZC received was not forwarded to the BOS (Clark easement the main concern at this time). Eric also states that the BOS in the future would like any request for legal advise to go through the Town Administrator prior to pursuing it.

*Discussion on legal issues*

**9. Correspondence:**

**Eric Anderson** goes over a document that he has received regarding information on a State Program (Neighborhood Assistance Act).

*Discussion among the Commission Members on the program-Item Tabled*

**Eric Anderson** then Congratulates the Members on what the Commission has accomplish and ask what they believe the Commission should focus on next?

*General discussion on where the Commission will focus next, check list, chicken regulation, home based business regulations, in-law apartments and ALPOA.*

**10. Public Speak:**

None

**11. Adjournment:**

**Mike Palazzi** Motions to adjourn at 8:46PM

**Robert Hamburger** 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.**