

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

**February 22, 2018**  
**Regular Meeting**  
**7:00 PM**  
**MINUTES**

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:04PM
2. **Roll Call/Seating of Alternates**

Members Present: Robert Hamburger , Mike Palazzi , Scott Person,

Members Absent: Leigh Ann Hutchinson (arrived at 7:06)

Alternates Present: Jed Larson, seated for Leigh Ann Hutchinson, Ed Sarisley (arrived at 7:59PM)

Alternates Absent: Gerry Hardisty

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

Public Present: None

**3. Public Participation:**

None

**Eric Anderson** adds item 3a to agenda: Additions/ deletions to the Agenda  
**John Valente** states that there are none

**4. New Business:**

None

**5. Old Business:**

- a. Floating Zone (revisions)
- b. Parking Regulations (revisions)
- c. Storm Water Management Regulations (revisions)

### **Item 5a. Floating Zone:**

**Eric Anderson** begins with Item 5a, Floating Zone. He asks the Commission if they have any questions/issues with the way that it is written or if it is acceptable as written. He then asks if there is anything that would prohibit it from going to a Public Hearing? No Members respond with a negative comment. Eric then states that he has an issue within "Floor Area Gross". He does not believe that attic space should be added into this.

**John Valente** does not agree he thinks that is should

*The Commission discusses attic space (habitable and unfinished) and it being included in the gross floor area.*

**Eric Anderson** decides that after this discussion would like to change Floor Area Gross, section (b) attic space whether or not a floor has been laid to read attic space if a floor has been laid. The Commission agrees with this change. Eric asks if the Commission feels that they can take it to a Public Hearing, no one objects.

### **Item 5b. Parking Regulations:**

**Eric Anderson** takes issue with Outdoor Recreation Facility under 12.8.1 and he discusses why. He suggest maybe changing the min from 5 per acre to 2 per acre.

*Discussion on indoor/outdoor Facilities, the parking areas and how many cars would fit in these areas.*

#### **12.8.1 changes on parking at facilities:**

- Add "in door recreation facilities" to the section that begins with Gymnasiums at the end after dance facilities
- Under Outdoor Recreation Facility add "and Athletic Fields" and add the statement that "Outdoor Parks Excluded"
- Eliminate Indoor Recreation Facility

**Eric Anderson** ask Robert about the question that he had on diagonal parking and what he is looking for?

**Robert Hamburger** explains what he is talking about and what he is looking for.

**Eric Anderson** stated that with what he is looking for the aisle width would have to be modified

*Discussion on this topic among the Commission Members and how to handle diagonal/angled parking.*

*The Commission decides to address the topic if it is brought before them. No Action*

*Discussion on 12.8.1 and how the numbers were derived regarding parking?*

**Eric Anderson** states that it was taken from traffic studies and the Route 6 Corridor plan.

*Discussion on other parts of 12.8.1. The Commission would like to add “per unit/dwelling” after each of these items listed; single family residence, 2 family residence and accessory apartment.*

*Discussion on driveways-no action*

**Eric Anderson** asks the Commission if they are ready to take this to Public Hearing? There are no objections.

#### **Item 5c. Storm water Management Regulations:**

**Eric Anderson** asks why are they adding a new definition 24.3, Lot of Record

**Jed Larson** states what he believes it is needed for

*Discussion on the definition of “lot of record”-no action*

**Eric Anderson** asks John to go through the comments/concerns that Gerry Hardisty sent to him.

**John Valente** begins to read through Gerry’s remarks (JV has a copy of the e-mail) which he comments on as he reads them.

**Eric Anderson** after hearing one of Gerry’s concerns states that he believes that the Commission is covered due to Section D1 on page 11 of the regulation that allows to Commission to modify any portion of the standards.

**John Valente** continues to read Gerry’s comments

*The Commission discusses the concerns that Gerry mentions this includes discharge rates for 2yr-100yr storm events regarding storm water and other comments regarding this regulation, Bonding included.*

**Eric Anderson** asks if the Commission has any issues with the document as written? He believes that there is enough flexibility in it as it is pretty standard. He ask what section of the regulation the Commission should put it under and suggests 4.17. There are no objections.

**Eric Anderson** would like to bring this to Public Hearing on March 19<sup>th</sup>.

**John Valente** states that he has sent these Regulations to CROG and they will be sent to Town Clerks in adjoining Towns next week.

**Mike Palazzi Motions** that the Commission take the Floating Zone, the Parking Regulations and Storm Water Management Regulation to Public Hearing on March 19, 2018 at 7PM.

**Leigh Ann Hutchinson Seconded**

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

## **6. Approval of Minutes:**

a. Regular Meeting/ Public Hearing January 18, 2018:

**Mike Palazzi Motions** to approve the January 18, 2018 Minutes with corrections: page 1, delete the word after Commission in the beginning of John's comment, page 3 top change LED to LEED and correct build to built, page 4 Item 8 correct the spelling to Hamburger and on page top add ordinance after blight .

**Scott Person Seconded**

**Motion Passed 3/0/2 Eric Anderson and Leigh Ann Hutchinson Abstain**

## **7. Administrative Report:**

**John Valente** talks about an issue at #605 Rte 6. he describes the issue and states that clean up has begun, 420 Rte 6 has had a car out there for sale and has since been removed after he sent a letter. Andover Auto has finally removed the wrecked truck that is on Rte 6 and they removed some trees which they discussed with him, they have complied with with his conditions. He also discusses what the property owners future plans for this property are that will require a future permit. John next mentions a notice of violation that he was going to send Josh Clark regarding the property on Long Hill however Mr. Clark has been working on this issue. On 37 Wheeley Road there is a blight ordinance issue with metal horses on the property, a letter was sent to the property owner.

**Eric Anderson** states that he had a CIP Meeting tonight that was not productive he briefly mentions why. He then mentions the Cone Road issue with the demolition material that the BOS spent a lot of time discussing at their last meeting.

**John Valente** talks about this situation

***Brief discussion on this situation***

**8. Correspondence:**

**John Valente** gives Eric Anderson a document from the CT Federation of Planning and Zoning Commissions

**9. Public Speak:**

None

**10. Executive Session:** Discuss Open Space Land available to the Town for possible acquisition.

**11. Adjournment:**

**Mike Palazzi Motions** to adjourn at 9:56PM

**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.**