

Town of Andover Connecticut
Planning and Zoning Commission

August 21, 2017
Regular Meeting
Community Room-Town Hall
7:00 PM
MINUTES

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:11PM
2. **Roll Call/Seating of Alternates**

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

Members Absent: Bob Hamburger

Alternates Present: Ed Sarisley (seated for Bob Hamburger)

Alternates Absent: Jessee Person, Gerry Hardisty

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

Public Present: None

3. **Public Participation**

None

4. **New Business:**

None

5. **Old Business:**

- a. Continued discussion on technical memorandum #2 "Floating Zones
- b. **Eric Anderson** begins the discussion on technical memorandum #2 "Floating Zones (available in the Building Dept.) on Section 4 item c regarding frontage requirement of 70% requirement.

John Valente discusses this item

Item Tabled

Eric Anderson reads Section 5 (Lot Coverage). He would like to see the 40% go to 80% and asks John Valente for the verbiage.

John Valente responds that he does not have that at this time and that he does not think that 80% is unreasonable however he would like the Rte 6 Corridor Plan referenced. He also would like this to include the effects of storm water.

John Valente to provide the verbiage for this section.

Eric Anderson states that Section 5 is tabled until additional information/verbiage is received.

Eric Anderson reads Section 6 (Storm water Quality) and states that this should be under Section 5 as 5a.

John Valente states that he will have the guidelines for this section for the next meeting.

Discussion on storm water and the Hop River

Eric Anderson reads Architectural Design (renamed Section 6)

He also reads Regulations 23.4m and 23.5 that are referenced in Item 5 of Section 6. Eric discusses the metal roof statement in Regulation 23.5a and believes it should be modified to add standing seam in it regarding metal roofs. He then asks John Valente about Building Materials and what the Town can or cannot mandate.

John Valente is not sure however he will ask Bill Warner

The Commission is good with Section 6 as discussed. Eric notes that if necessary the changes in the numbering of the sections can be revised at a later date if necessary.

Eric Anderson reads Section 7 (Residential Use)

Discussion on paragraph one concerning residential ground level use within 100ft of the street lot line

Eric Anderson would like to change this to state within 100 feet of the Rte 6 lot line.

The Commission Agrees

Discussion on Section 7 paragraph #3 the net floor area in a residential development (75%)

Eric Anderson asks the Commission if they would agree with changing this to 66%

Discussion on the percentage. The majority of the Commission agrees that it should be changed to 66%. Item to be visited one more time prior to the Public Hearing.

Eric Anderson reads and explains the wording of Section 7 paragraph #4

Discussion on the wording. The Commission would like the word “combination” to be deleted from this paragraph.

Eric Anderson reads Section 8.

Discussion on this Section

The corrections/ modifications in paragraph one are: correct tow to two, delete the duplicate and one and delete the sentence that starts with “One and a half (1.5) spaces.

Eric Anderson states that this section is contained in Section 12 of the Regulations (not available for review at this time) and this Section could be deleted and refer to Section 12.

Section 8 Tabled

Eric Anderson reads Section 9. No discussion/changes

Eric Anderson reads Section 10 (Lighting)

Discussion on this Section and the the Regulations that exist.

Eric Anderson would like to add that this Section complies also with Section 23.5b of the Regulations (all lighting shall be dark sky compatible to be added).

Eric Anderson reads Section 11. He and the Commission agree that at the end of the first paragraph “and a shall conform with Section 15 in the Regulations” to be added. Eric also discusses Regulations 15.4 and 15.4.2 and believes that Sections 11a and 11b can be deleted.

Eric Anderson reads Section 12 (sidewalks).

Discussion among the Commission Members who would agree that “shall be ADA compliant” to the end.

Eric Anderson reads Section 13.

The changes to Section 13 recommended are to add “or screened” at the end of Item 3, change Item 4 to read “consideration of how the development” and delete “not covered by this Floating Zone”.

Eric Anderson reads Section 14.

Flip the wording in the second sentence to “unless authorized construction”

Eric Anderson discusses the changes, what still needs to be changed and the verbiage that is still needed to finalize the document.

Discussion of Parking Regulations Section 12 to be on the next Meeting Agenda

Discussion on the Floating Zone and when to schedule a Public Hearing on it

Eric Anderson discusses the proposed meeting with ALMA

b. Report of Sub-Committees:

Mike Palazzi states that there is no new report. He talks about the temperature sensors that Meghan Lally is placing in the waters in the Town that and the Conservation Committee and the clean up date/time is discussed.

6.Approval of Minutes:

a.Regular Meeting Minutes July 17, 2017

Mike Palazzi Motions to accept the July 17, 2017 Minutes as presented

Scott Person Seconded

Discussion on the Blight Ordinance noted in the minutes

Motion Passed/4/0/1 Leigh Ann Hutchinson Abstained

Discussion on the date for a Special Meeting to discuss the Floating and Parking Regulations (Section 12)

Date set for September 11, 2017 at 7:30PM

7.Administrative Report/ Correspondence:

John Valente talks about why ALMA is coming to a P&ZC Meeting, to discuss protecting the Lake. He states what he discussed with them regarding this topic and what ALMA is looking for (new regulations in the Lake Zone to protect the Lake.

Discussion on this topic

John Valente next talks about what requires a Zoning Permit and references pervious vs impervious. He mentions redefining a structure(talks about patios). He next discusses Building Permits and B100A and what is required to show a repair area. John talks about Septic systems with new houses and the requirements.

Discussion among the Commission Members on septic systems

John Valente mentions non conforming lots and believes that the Commission needs further review on the Regulations on this.

Discussion on non conforming lots and the Regulations

Eric Anderson talks about what he requested from the BOS, money from the Budget to implement the Complete Streets Plan. He notes that the P&ZC approved the plan and the BOF had put money in the budget for this project. He states that the BOS did not approve this and he explains why. Eric then talks about another Grant that he is working on involving Center Street and the Library. He also mentions that he spoke with the BOE about possible safe routes to the school.

8. Adjournment:

Mike Palazzi **Motions** to adjourn at 9:52PM

Scott Person **Seconded**

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary