

Town of Andover Connecticut
Planning and Zoning Commission

July 17, 2017
Regular Meeting
Community Room-Town Hall
7:00 PM
MINUTES

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:08PM

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

Members Present: Eric Anderson, Scott Person, Mike Palazzi, Bob Hamburger

Members Absent: Leigh Ann Hutchinson

Alternates Present: Jessee Person

Alternates Absent: Ed Sarisley, Gerry Hardisty

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

Public Present: None

3. Public Participation

None

4. New Business:

a. Election of Officials

Eric Anderson talks about the Election process and what the needs to occur tonight since Patrick Dougherty is no longer on the Commission and was the Vice Chairman.

Bob Hamburger asks the role and the responsibilities of the Chairman and Vice Chairman

Eric Anderson explains to all Members the roles of the Chairman and Vice Chairman

Discussion on the vacant position

Scott Person **Motions** that Mike Palazzi take the position of Vice Chairman

Jessee Person **Seconded**

Motion Failed

Discussion on who could fill the Vice Chairman position

Eric Anderson Motions that Bob Hamburger be appointed as Vice Chairman of the Planning and Zoning Commission.

Scott Person Seconded

Motion Passed/ 4/0/1 Bob Hamburger Abstained

Scott Person Motions that the Commission re-appoint Eric Anderson as Chairman of the Planning and Zoning Commission

Jessee Person Seconded

Motion Passed/4/0/1 Eric Anderson Abstained

b. Blight Ordinance

Eric Anderson discusses the ordinance and what has occurred in the past with this ordinance (failed at Town Meeting). He explains about the improvements that were made by the State in the ordinance and that it is just for abandon property as outlined. (attachment #1)

Mike Palazzi inquires who would enforce this as in the past it was the Zoning Officer (John Valente)

Eric Anderson agrees with that an explains what he would be looking for regarding enforcement. He continues to discuss the ordinance how it is written and why.

Discussion on the Blight

Eric Anderson inquires if the Town can ask Matt Willis, Town Attorney if they can eliminate the word blight and just have abandoned property?

John Valente asks the Chairman to define the Standards

Eric Anderson responds that the State Statues set the standards

John Valente asks the Chairman for clarification on Section 1.2 (Scope). He talks about the Wetlands Regulations regarding animals and farming and does not believe it belongs in the ordinance.

Eric Anderson replies that the Zoning Attorney thought that it should be included via the State Statue

Discussion on farmland, the animals on this land and how it is currently enforced. The properties that could be considered abandoned.

Eric Anderson explains that the best option is to impose a fine since going to court is costly. He asks the Commission if they would like to endorse this ordinance or not?

Scott Person Motions that the Commission endorse the Abandoned Property Blight Ordinance to send to the Board of Selectmen.

Mike Palazzi Seconded

Motion Passed/Unanimous 5/0/0

Discussion on the word Blight on the Ordinance can it be removed?

Eric Anderson states that this Ordinance needs to go to the Town Attorney and the Board of Selectmen.

c. Possible 8-24 referral from the BOS regarding CDOT Grant Application:

Eric Anderson speaks about the Grant and how it works. He reviews the plan with the Commission for the CDOT Grant Application (available at the Town Hall).

Discussion on the plan/Grant

Eric Anderson talks about the DOT upgrades in regards to the pedestrian signal and the shared maintenance agreement that was discussed with the BOS.

Discussion on the Grant, the plan, the maintenance of the trails/bike way paths and the Grant in General including the Complete Streets Master Plan.

Mike Palazzi Motions that the Commission endorse the CGS 8-24 and finds it to be in concurrence with the POCD.

Bob Hamburger Seconded

Motion Passed/Unanimous 5/0/0

d. Discussion on Technical Memorandum #2 “Floating Zones”:

Eric Anderson explains the purpose of the Andover mixed use “Floating Zone” (available on the Town Web Site). He asks the Commission what Zones they want this Memorandum to apply to, industrial/commercial?

John Valente asks about the Rte. 6 Corridor Plan?

Discussion on the zones that this applies to and how to apply it the the Rte 6 Corridor Plan. General discussion on the Mixed Use Floating Zone.

Applicability Section: currently in excess of three acres is stated the Commission will consider smaller lots or lots that have frontage on Rte 6.

Discussion on the lot size in this section and the min lot size/Rte. 6 frontage. (in excess of 3 acres to be deleted).

Eric Anderson reads **Procedure-Application Process** Section

would like scale added to this section

Eric Anderson states that 1 inch =40ft will be added in after scale in this section

John Valente questions #3 in this section

Eric Anderson discusses this section; changes are in the Zoning Regulation to be changed to changes are on the Zoning Map Regulation

Andover Mixed Use Floating Zone Site Plan Regulations:

No issues among the Commission Members and John Valente (1 &2)

Item 4a (same section) change building height from 40ft to 35ft

Discussion on the Town Fire Dept.'s Capabilities

4b. **John Valetnte** questions Eric about this section

Discussion on this section regarding the ceiling height (8ft min) and each floor being above grade. Eric to change to read that there will be one floor above grade that will serve as the main entrance. This will be a question for Bill Warner.

4c. **Eric Anderson** questions the 70% of frontage

Discussion among the commission

Tabled

4d. Deleted

4g. in #5 delete ;and

Commission is good with the rest of this section except for a possible continued discussion on 4g.

Tabled the entire discussion on Andover Mixed Use "Floating Zone" until the next Meeting

5. Old Business:

a.. Report of Sub-Committees

None

6. Approval of Minutes:

a. Regular Meeting Minutes May 15, 2017

Mike Palazzi Motions to accept the May 15, 2017 Minutes as presented with the addition of to adjourn at 10:15 after the last motion by him .

Scott Person Seconded

Motion Passed/Unanimous 5/0/0

b. Special Meeting Minutes May 22, 2017

Mike Palazzi Motions to accept the May 22,2017 Minutes as presented

Scott Person Seconded

Discussion; move Robert Hamburger to Public Present and change sqft to sq ft

Motion Passed/Unanimous 5/0/0

c. Special Meeting Minutes July 11, 2017

Mike Palazzi Motions to accept the July 11, 2017 Minutes as presented

Scott Person Seconded

Discussion; change Rob/Robert in all references to Bob and Remove Leigh Ann Hutchinson as oppose in Section 5.5.7.1c

Motion Passed/Unanimous 5/0/0

7. Administrative Report/ Correspondence:

John Valente mentions a CROG referral on a neighboring Town. ALMA would like to come before the Commission to talk about protecting the lake and give their thoughts. Lake protection through Zoning regs. regarding septic systems. Discusses the houses (tear down and rebuild) around the lake the Zoning Regs./ALMA and ALPOA and the septic systems. He also discusses water run off. John talks about what he discussed with the ZBA regarding the variance option vs a Special Permit and he talks about the conditions.

Eric Anderson states that he would like to set up a September meeting date with ALMA and go to Public Hearing in October on the Floating Zone Regulation. He will also request that the Town Administrator hold a Town Meeting with all the Boards and Commissions.

8. Adjournment:

Mike Palazzi Motions to adjourn at 10:23PM

Scott Person Seconded

Motion Passed/Unanimous 5/0/0

***Respectfully submitted by Sandra Nichols, Commission Secretary**