

Town of Andover Connecticut
Planning and Zoning Commission

July 11, 2017
Public Hearing/Special Meeting
Community Room-Town Hall
7:00 PM
MINUTES

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:10PM

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

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

Members Absent: None

Alternates Present: Jessee Person

Alternates Absent: Ed Sarisley, Gerry Hardisty

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

Public Present: Dianne Grenier

3. **Public Participation**

None

4. **Open Public Hearing:**

- a. Proposed Revisions to Zoning Regulations chapters 2,4,5,6,11, and 24
- b. Proposed Revisions to Subdivision regulations Chapter 7
- c. Proposed Revision to Zoning Regulation 4.14

Eric Anderson Opens the Public Hearing at 7:12PM

John Valente reads the letter from the Fire Dept. Dated June 19,2017 regarding the height that they have the ability to reach. (attachment #1).

Discussion on the Fire Dept. Letter and the letter from CROG regarding the proposed regulation changes. Determined that the height should remain at 35ft after review of the letter.

Eric Anderson states that the CROG letters show that they have reviewed the Zone Changes and have found them to be consistent with the Regional Plan.

Brief discussion on CROG letters

Leigh Ann Hutchinson states that she is unsure about the R60 Zone

Eric Anderson asks Leigh Ann what she would like to see/recommend?

Discussion between Eric Anderson and Leigh Ann on all Zones, Developments, subdivisions and rear lots (developed)

Ed Sarisley arrives to the meeting at 7:31PM

Eric Anderson reviews and discusses the regulations and points out any changes. (available on the Town Web Site)

4.9.3 rear lots changed what the Town allows

Section 5 brief change in regulation discussion

Section 6 deleted no discussion

Section 11 space requirements everyone is in agreement with the changes

Section 15 verbiage change

Section 23 definition added of lot coverage

Section 7.3.3 deleting

Section 7.11.2 Area Changes

Discussion on 7.11.2 among the Commission Members

Section 5 ARD (available on the Andover Town Web Site)

Section 5b.0.1 Eric reads and explains the purpose

Section 5b.0.2 Eric reads and explains the purpose

Section 5b.0.3 Eric reads and explains the purpose

Section 5b.04 Eric reads and explains the purpose

Section 5b.0.5 Eric reads and explains the purpose

Section 5.1 renumbered

Section 5.2 renumbered

Section 5b.0.1 Eric reads and explains the purpose

Eric Anderson continues to read through section 5 of the regulations

Section 5b.0 is revisited (parcel size)

Eric Anderson discusses this section with Leigh Ann and the Commission

5.5.4- Application; Eric reads and explains the purpose

5.5.7 Open Space and Densities; Eric reads and explains the purpose

Leigh Ann Hutchinson questions the wording on 5.5.7.1

Eric Anderson agrees it needs clarification

Discussion between Eric and Leigh Ann and the Commission on this

Insert cluster/open space subdivision after ARD is decided on in Section 5.5.7.1

Eric Anderson continues to read through section 5 of the regulations

Leigh Ann Hutchinson asks Eric about 5.5.7.3

Eric Anderson explains the Section and why it is written as it is.

Leigh Ann Hutchinson asks about the fee in lieu of? Eric states that it is still possible in certain circumstances.

Discussion on 5.7.5A Density Bonus

Eric Anderson continues to read through section 5 of the regulations and ask the Commission if they have any additional questions at this time?

Leigh Ann Hutchinson asks about 5.5.9.2 and 5.5.10.1 would like clarification

Eric Anderson explains this and discusses these sections with Leigh Ann.

Discussion among the Commission and John Valente on these Sections.

Jessee Person leaves the Meeting at 8:40PM

Eric Anderson continues to read through the rest of Section 5 of the regulations

Section 6 deleted

Section 7.0.10 small change; add ARD section 5.5

Section 11.1.2 Deleted

Section 11.2- Space Requirements; two changes that Eric explains and the Commission has no issues

Section 4.1.4 Non Conforming Structures (available on the Town Web Site); Eric reads it in it's entirety

John Valente and Eric Anderson and the Commission discuss this Section in detail

Eric Anderson asks if there are any questions before he closes the Public Hearing

Leigh Ann Hutchinson discusses the cluster zone in the R40/R80 vs in the R60.

Discussion among the Commission and John Valente on this topic

John Valente reads the CROG letter that states that there are no issues that they see with the changes. He also clarifies the Fire Dept. Letter.

The Commission has no further issues to discuss in the Public Hearing

5. Close or Continue Public Hearing

Eric Anderson closes the Public Hearing at 9:14PM and opens the Special Meeting

6. New Business:

a. Discuss possible CDOT Connectivity Grant

Eric Anderson talks about the Grant that is available that he has discussed with the BOS and will go to the BOS Meeting Tomorrow. He outlines what he is planning on putting on the grant and the need for the 8-24 referral from the Zoning Commission. He explains the procedure and the desire to complete the Complete Streets Plan.

Ed Sarisley and Eric Discuss what has occurred with the Grant the meetings and what is proposed to be completed with the Grant if awarded. General discussion on the Grant among the Commission Members

Ed Sarisley leaves the Meeting at 9:37PM

Eric Anderson asks the Commission if they are prepared to adopt the changes as discussed;

5.5.7.1 add cluster/open space after ARD and 11.2 change the building height requirement in Business and Industrial Zones from 40ft to 35ft

b. Proposed Revisions to Zoning Regulations chapters 2,4,5,6,11, and 24

Rob Hamburg Motions to approve the Proposed Revisions to Zoning Regulations chapters 2,4,5,6,11, and 24 with the two modifications, 5.5.7.1 add cluster/open space after ARD and 11.2 change the building height requirement in Business and Industrial Zones from 40ft to 35ft with an effective date of January 1, 2018.

Mike Palazzi Seconded

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

c. Proposed Revisions to Subdivision regulations Chapter 7.

Rob Hamburg Motions to approve the Proposed Revisions to Subdivision regulations Chapter 7 with an effective date of January 1, 2018.

Mike Palazzi Seconded

Leigh Ann Hutchinson asks a question on subdivisions regulations

Discussion among the Commission

Motion Passed/Unanimous 5/0/0 Leigh Ann Hutchinson Opposed

7. Adjournment:

Mike Palazzi Motions to adjourn at 10:15PM

Leigh Ann Hutchinson Seconded

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary