

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

March 20, 2017
Regular Meeting
7:00 PM
MINUTES

1. **Call to Order** **Eric Anderson** calls the Meeting to order at 7:12PM
2. **Roll Call/Seating of Alternates**

Members Present: Eric Anderson. Patrick Dougherty, , Scott Person,

Members Absent: Mike Palazzi, Leigh Ann Hutchinson

Alternates Present: Gerry Hardisty (Seated for Mike Palazzi), Jessee Person
(Seated for Leigh Ann Hutchinson)

Alternates Absent: Ed Sarisley

Staff Present: Sandra Nichols, Commission Secretary

Public Present: None

3. **Additions/Changes to the Agenda:**

None

4. **Public Participation**

None

5. **New Business:**

- a. Discussion of Technical Memorandum #1

Eric Anderson reviews what the sequence of events was that produced this Memorandum.

Gerry Hardisty states that he would like to know how many land owners that this Zoning Change, all R40 and R80 would be changed to ARD, would effect.

Discussion on those who could be effected, sub-divisions and open space sub-divisions.

Discussion on Section 5.5.7.7-Communnity Wells within open space and on open space in general including section 5.5.15-Recording of open space to ensure its preservation.

Eric Anderson briefly discusses the Fire Marshall and what the requirements are for a building permit. He then voices his concerns about private roadways.

Discussion on private roads

Eric Anderson states the major change in Section 5 that the R40 and R80 Zones will now be ARD.

Discussion on this topic

Eric Anderson talks next about Section 5.5.3-Pre-Application Conference and how it was strengthened and Section 5.5.7.6A-Density Bonus and the changes.

Discussion on these Sections

Eric Anderson notes what needs to change and he believes that the Lake District should mirror the ARD. He gives he recommendations.

4.9.9-Fees-eliminated

Section 5-Rename ARD

Section 6-Agricultural Districts-eliminate

Section 11-change

Discussion on Section 11 the minimum house size requirement and on in-law housing that is attached to a house.

Section 24-3- Lot Coverage-definition

Discussion on this Regulation; what is the function and what is the Commission seeking to accomplish.

Eric Anderson explains the percentage of coverage required and goes over suggestions that he has received.

Continued Discussion on this topic including coverage in cluster housing developments.

Eric Anderson to change the ARD rear lot from 160,000sqft to 120,000 sqft, including the access road.

Discussion on this Regulation and the minimum requirements

Eric Anderson will revise the lot coverage and definitions spread sheet and resend to the Commission Members.

Discussion on the changes and what should be included in lot coverage in all Zones. The question is raised if all of the changes can be one in one Public Hearing?

Eric Anderson reviews with the Commission (attachment #1) submitted by Gerry Hardisty. He suggests the Regulation 7.3.3 be addressed at the Public Hearing along with the other items. Eric also notes that 7.3.3 a,b,c,d would be in conflict with ARD guidelines.

The Commission has no issue with this and agree that a Public Hearing should be held in May.

Old Business:

a. Report from L.A. Hutchinson/E. Anderson regarding the Route 6 Economic Development Committee and Zoning Sub-Committee

No report

b. Report of Sub-Committees

No report

7. **Approval of Minutes** Regular Meeting Minutes November 19, 2016 and the Regular Meeting January 19, 2017.

Regular Meeting Minutes November 19, 2016. ***Tabled***

Scott Person Motions to approve the February 23, 2017 Regular Meeting Minutes.

Jessee Person Seconded

The Commission would like the following corrections on page 2; change Members as to Members ask and Under Eric Anderson's comment change Commission where they want to have Bonuses to, to what things in a Sub-division qualify as a Bonus On Page 4 change Patrick Dougherty's Motion from to make a

recommendation to accept a recommendation.

Motion Passed 4/0/1 Gerry Hardisty abstained

8. Administrative Report:

None

9. Correspondence

Eric Anderson provide a summary on March 21, 2017 of the proposed Regulation changes that the Commission agreed upon at the Meeting on March 20, 2017 they are as follows:

Changes to Section 2 of zoning regulation

2.1 Use Districts

For the purposes described in section 1 of these regulations, the town of Andover is hereby divided into the following use districts

ARD Andover Rural Design district

AL Andover Lake District

B Business district

I Industrial district

FP Flood Prone district

2.2. Boundaries of use districts

The boundaries of the above districts are established as shown on a map entitled Zoning Districts- Andover Connecticut Prepared for the Planning and Zoning commission **Adopted Jan 1 2018** Scale 1"=1000 ft. This map is on file in the office of the town Clerk and which map with all explanatory matter thereon is hereby declared to be a part of these regulations.

Changes to Section 4.9 of the Subdivision Regulations

Change all references to **R-80 and R-40 to ARD** in sections 4.9.1 and 4.9.3

4.9.0 unchanged

4.9.1 change **R-80 and R-40 to ARD**

4.9.2 unchanged

4.9.3 Requirements Each rear lot will comply with the dimensional requirements established by section 11.2

a. All rear lots in conventional subdivisions shall have a minimum of forty (40) feet of frontage on an accepted Town Road

b. All rear lots in open space subdivisions shall have a minimum of twenty five (25) feet of frontage on an accepted Town Road

c. Minimum Lot areas shall be as follows:

ARD- *One Hundred and twenty thousand (120,000) square Feet or 3 acres Calculated including the Access way**

ARD open space- *Thirty thousand (30,000) square Feet or 3/4 acres Calculated excluding the Access way**

AL- One Hundred and twenty thousand (120,000) square Feet or 3 acres Calculated Including the Access way

AL- open space- *Thirty thousand (30,000) square Feet or 3/4 acres**

d. There shall be a maximum of one (1) single family dwelling with permitted accessory dwelling

Section 4.9.9 Deleted

***** rear lot areas determined at the March 20 e Commission Agreed**

Changes to section 5

Rename section as follows:

Section 5 Andover Rural Design District (ARD)

The following uses are permitted **in ARD** subject to the stated requirements:

Changes to section 6

Delete Section 6 Entirely

Changes to section 7

Add section 7.0.10 Section 5.5 (Andover Rural Design) shall apply to subdivisions in the Lake Zone. This is already in the regulation but it puts it in the lake zone a reference to the Andover rural Design

Change Section 11

Section 11.1 Minimum floor Requirements

11.1.1 In all districts, Single Family Dwellings shall contain the following Minimum Floor Areas:

One Story Dwellings **500** Square Feet

Two Story Dwellings **400** Square Feet on the Ground Floor Total of **500** Square Feet

11.1.2 **Delete-** it is now redundant

11.2 space requirements	Minimum Requirements							Maximum Requirements
	Lot	Lot	Front	Side	Total side	Rear	Floor	lot
	Area SF	Width	Yard	Yard	Yard	Yard	Area	Coverage ⁵
	Sqr Feet	Feet	Feet ⁵	Feet	Feet	Feet	SF	%
District								
ARD (Andover Rural Design)	60000	200	50	25	50	50	500	10
ARD Rear Lot	120000 ²	40	75	37.5	75	75	500	10
ARD Open Space Lot	30000	50	20	10	20	20	500	10
ARD Open Space Rear Lot	30000 ³	25	40	10	20	20	500	10
Andover Lake (seasonal)	30000	100	50	15	40	751	500	10
Andover Lake (Year Round)	60000 ¹	200	50	25	50	751	500	12
Andover Lake (rear lot)	120000 ²	40	75	37.5	75	75	500	10
Andover Lake Open Space rear lot	30000 ³	25	40	10	20	20	500	10
Business ⁴	20000	100	45	10	20	35	1000	25
Business Adjacent to ARD ⁴	20000	100	45	50	100	50	1000	25
Industrial ⁴	40000	200	100	35	75	35	1000	20
Industrial Adjacent to ARD ⁴	40000	200	100	50	100	50	1000	20

Revised effective 1 Jan 2018

¹50 ft where property does not abut lake

² calculated including of access way

³ calculated excluding access way

⁴ section 11.3 for details

⁵ See section 24.3 for definition of building setback line and Lot coverage

Section 15

Section 15.6 Signs Permitted in the **ARD** and Lake District

Section 24.3 Add a new definition

Lot Coverage The portion of a building lot that includes impervious structures, including dwellings, carports, garages, accessory buildings pools, and impervious

patios, and excludes sidewalks, driveways, and pervious decks and patio's.

Commission kind of agrees

Changes to Andover Subdivision Regulations that will be needed

Section 7

7.3.3 Deleted entirely redundant and not necessary

7.11.2 Area the Maximum Required Area of open space shall **be 40%** of the total area of the land to be subdivided or resubdivided

10. **Adjournment**

Gerry Hardisty Motions to adjourn at 9:53PM:

Patrick Dougherty Seconded

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Commission Secretary