

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

**November 20, 2017**  
**Regular Meeting**  
**7:00 PM**  
**MINUTES**

1. **Call to Order** Eric Anderson calls the Meeting to order at 7:03PM
2. **Roll Call/Seating of Alternates**

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

Members Absent: None

Alternates Present: Jed Larson, Ed Sarisley

Alternates Absent: Gerry Hardisty

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

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

John Valente requests to add an informal presentation by Alex Kuenigsberg, Creative Living Community of CT, to Item 5a

Eric Anderson would like to add the application of Josh Clark for a home based business to Item 5b. and to be discussed after Item 6 is discussed.

(No Motion)

**4. Public Participation:**

None

**5. New Business:**

a. Alex Kuenigsberg, Creative Living Community of CT, which establishes a community in which people with and without disabilities live together. He gives a presentation on what this agency is looking to do in a farmstead setting and how

they would educate/ train people in a farm program. He describes affordable housing projects and solar/green energy projects that they have been involved with.

***Discussion among all on this concept, including on site wells/septic, funding and there are additional questions on this topic from the Commission.***

**Eric Anderson** explains the Towns current Zoning Regulation and the process for a project such as this one, Town Meeting requirement and the purchase of property.

***Discussion on the concept and properties in Town that would be suitable.***

**Eric Anderson** voices his concerns with the concept and Mr. Kuenigsberg replies that he will gather information regarding these concerns and present it to the Commission.

b. Application of Josh Clark for a home based business to Item 5b. and to be discussed after Item 6 is discussed.

## **6. Old Business:**

Continued discussion on Regulations: Set Public Hearing Date

**Eric Anderson** states that what absolutely needs to be done before January 1<sup>st</sup> is that the Zoning District Map is adopted. He discusses why this needs to be done and what the map shows. No Action. He introduces Attorney Branse who in turn introduces his associate present. Eric explains what Attorney Branse is here to discuss on these three item (proposed changes).

***Discussion on the Mackenzie decision. He also talks about waivers when they are required, when they are not and who can grant them.***

**Eric Anderson** would like to start with the Storm Water regulation and then the majority of time on the Floating Zone.

### **1. LID (Storm Water Regulations)**

**Attorney Branse** begins with a discussion on his comment regarding Certificate of Zoning Compliance.

***Brief Discussion***

**Attorney Branse** states that “lot of record” should be defined. He talks about the section on farming and farming activities/businesses.

***John Valente discusses Wetlands with Attorney Branse. Discussion among all on the language.***

**Attorney Branse** discusses a deceleration form and why he believes it is necessary under certain situations (sub-divisions). He will send this form to the Commission.

***Questions on this deceleration form from the Commission which Attorney Branse answers.***

**Attorney Branse** discusses the water runoff percentage noted in the document.

**John Valente** discusses the water runoff in detail with all present

***Discussion on what the Commission would like to see regarding 10% or the pre-development rate on this document regarding the percentage of water run-off. Majority would like to see the pre-development rate of 110%.***

**Eric Anderson** ask the Commission Members if they have any issues with the corrections that Attorney Branse provided. No issues

***Attorney Branse to provide a revised document on Storm Water Management***

2. Parking Regulations: moved to after item 6.3

3. Floating Zone

**Eric Anderson** begins to discuss the Floating Zone (issues with the copies provided)

**Attorney Branse** begins by discussing properties on Rte 6 and conditions under 23.6 B.

***Discussion and clarification from Attorney Branse***

**Attorney Branse** continues to discuss the changes that he is proposing on this document with the Commission.

***The Commission Members ask question which Attorney Branse answers and discusses with them***

**Eric Anderson** asks the Commission if they understand the Special Permit that Attorney Branse is speaking about?

***Discussion on this topic***

**Eric Anderson** discusses parking in the back and septic.

***Discussion on this topic and the minimum frontage of 50ft.***

**Eric Anderson** asks the Commission Members if they would like to keep it 50ft of frontage on Rte 6. The Commission agrees to this.

**Attorney Branse** discusses the lot coverage percentage and storm water management.

***Discussion on storm water management, the percentage of coverage and pervious surfaces vs impervious surfaces.***

**Eric Anderson** suggest 60% of lot coverage in section 26.5 in this Regulation and asks if the Commission agrees. The Commission agrees.

***Attorney Branse continues to discuss the rest of the regulation comments he has provided with the Commission Members.***

**Eric Anderson** ask about Bonds for property improvement and what the Regulations are?

**Attorney Branse** explains the regulations to the Commission.

***Discussion among all on Bonds for properties***

***Final discussion on the Floating Zone Regulation that has been presented to the Commission Members with the Comments by Attorney Branse who will supply a new copy of this Regulation with the changes incorporated prior to the next Meeting.***

2. Parking Regulations: moved to after item 6.3

**Attorney Branse** discusses what he has seen in his past experience regarding parking regulations. He talks about a Photometric Plan that he suggests to depict lighting levels.

***Brief Discussion on this plan***

**Attorney Branse** Continues to go through the Parking Regulation with his Comments that he noted. The Commission discusses this Regulation and the proposed changes with him.

***Discussion on all three Regulations discussed at this Meeting.***

**Attorney Branse** states that he will supply copies of all these documents revised to the Commission.

b. Application of Josh Clark for a home based business to Item 5b. and to be discussed after Item 6 is discussed.

**Josh Clark** introduces himself and his application for a Special Permit to allow for a home based business (Radon Mitigation). He states that he will have six non-resident employees and six vehicles, five with combo plates and one with signage.

**John Valente** discusses Section 23 of the the Regulations

**Eric Anderson** talks about Section 4.12.2aiii of the regulation, home based business. He discusses the details of what Mr. Clark is proposing to do with him.

***Discussion on the Business and the property it will be based on (35 Riverside Dr.)***

***The Commission discusses if they have enough information to bring the application to a Public Hearing.***

**Eric Anderson** asks if they should conduct a site walk?

**John Valente** discusses the site walk

***Discussion on the facilities on the property***

**John Valente** states that this application has not gone through Eastern highlands Health District yet. Josh replies that he has been in communication and does not foresee a problem.

***Continues discussion on the application and what is required under Section 4.12.2aiii***

**Leigh Ann Hutchinson** **Motions** to accept the application of Joshua Clark and present it at a Public Hearing on December 18, 2017.

**Robert Hamburger** **Seconded**

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

**Eric Anderson** discusses what Mr. Clark will need for this Meeting/Pubic Hearing and the specifics he will need on the Business.

## **7. Approval of Minutes:**

**a. Regular Meeting October 16, 2017:**

**Eric Anderson** tables this Item to the next Meeting

## **8. Administrative Report:**

**John Valente** discusses his activities, seven complaints that he describes to the Commission. He talk about Cone Road and the property that has dilapidated barns

on it. John discussion options of disposal of these barns. He also mentions the other blight violations that he is dealing with.

**Eric Anderson** talks about the Joint Meeting that was held with the BOS and other Boards and Commissions. He states that what is next is the formation of a Committee for long term planning in the Town.

**9. Correspondence:**

Discussed

**10. Public Speak:**

None

**11. Adjournment:**

**Mike Palazzi Motions** to adjourn at 10:22PM:

**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.**