

TOWN OF ANDOVER  
**PLANNING & ZONING COMMISSION**  
MONDAY, JULY 18, 2022 - 7:00 P.M.  
LOCATION: VIRTUAL MEETING VIA ZOOM

**PUBLIC HEARING MOTIONS**

**Members Present:** Chair Jed Larson, Vice Chair Anne Peterson Cremé, Scott Person, Leigh Ann Hutchinson, Steve Nelson, Susan England (alternate), and Kevin Arnesen (alternate)

**Member Absent:** Anne Blanchard (alternate)

**Others Present:** Abbie Winter – Board Clerk, Jim Hallisey – Zoning Agent, Carol Barton, Catherine Magaldi-Lewis, Cathy Palazzi, Chris Bell, Eric Anderson, Jeff Murray, Joanne Hebert, Katherine Hutchinson, Kimberley Ivy, Louise Goodwin, and Mike Palazzi

1) CALL TO ORDER: Chair J.Larson called the public hearing to order at 7:01 p.m.

2) PZC # 22-02 Application of the Town of Andover

Proposed replacement of Section 15 (Signs) of the Andover Zoning Regulations implementing various changes/clarifications. Draft revision is posted on the Town's web-site under the Planning and Zoning Commission section.

J.Larson MOVED to close the public hearing on signs. A.Cremé SECONDED. By acclamation, MOTION CARRIED unanimously.

3) PZC Application # 22-02 Application of the Town of Andover

Proposed Amendment to the text of Section 17 (Alcohol Establishments)

Applicant is the Planning and Zoning Commission on behalf of the Town of Andover.

Draft changes, upon implementation, amend the locational requirements for the location of establishments which sell alcoholic beverages and establish criteria for the location of the sale of cannabis products. Draft amendment is available on the Town's web-site on the Planning & Zoning Commission page.

J.Larson MOVED to close the public hearing on Alcohol and Cannabis regulations. By acclamation, MOTION CARRIED unanimously.

4) Public Act 21-29 State of Connecticut Affordable Housing Initiative

Public Hearing to be held by the Planning and Zoning Commission to solicit input on the "opt out provisions" in Section 3, subsection 3(j) of Public Act 21-29, a legislative initiative to encourage the development of affordable housing throughout the State of Connecticut. The comments and recommendations will be used as a basis for a recommendation put forward by the Planning and Zoning Commission to the Board of Selectman opt out of the affordable housing initiatives set forth in Public Act 21-29 in favor of locally generated initiatives.

J.Larson MOVED to close the public hearing on Opting out of Public Act 21-29. S.Nelson SECONDED. By acclamation, MOTION CARRIED unanimously.

5) ADJOURNMENT

## REGULAR MEETING MOTIONS

**Members Present:** Chair Jed Larson, Vice Chair Anne Peterson Cremé, Scott Person, Leigh Ann Hutchinson, Steve Nelson, Susan England (alternate), and Kevin Arnesen (alternate)

**Member Absent:** Anne Blanchard (alternate)

**Others Present:** Abbie Winter – Board Clerk, Jim Hallisey – Zoning Agent, Catherine Magaldi-Lewis, Cathy Palazzi, Chris Bell, Eric Anderson, Jeff Murray, Joanne Hebert, Katherine Hutchinson, Kimberley Ivy, Louise Goodwin, and Mike Palazzi

- 1) CALL TO ORDER: Chair J. Larson called the regular meeting to order at 7:36 p.m.
- 2) ROLL CALL/SEATING OF ALTERNATES: No alternates were seated.
- 3) ADDITIONS/CHANGES TO THE AGENDA: None.
- 4) PUBLIC SPEAK – Limited to issues and concerns not otherwise on the agenda
- 5) NEW BUSINESS
  - a. ACTION - Application # 22-02 Proposed text amendment to Section 15 (Signs) of the Andover Zoning Regulations.  
J.Larson MOVED to approve the draft of Section 15 of the Andover Zoning Regulations on Signs. S.Nelson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
  - b. ACTION - Application # 22-02 Proposed text amendment to Section 17 (Alcohol & Cannabis Establishments).  
J.Larson MOVED to approve the Section 17 draft of the Andover Zoning Regulations for Alcohol and Cannabis Establishments. L.Hutchinson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
  - c. ACTION - 8-24 Referral (Connecticut General Statutes) – Repurpose “Old Firehouse” located at 15 Center Street for use as parking for the town’s senior transportation vehicles and ancillary storage.  
On behalf of the town, Town Administrator Eric Anderson was present.  
J.Larson MOVED to approve the 8-24 Referral for the reuse of the old fire station into a parking garage for the senior transportation vehicles. S.Person SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
  - d. ACTION – Recommendation from the Planning and Zoning Commission to the Board of Selectman regarding opting out of public act 21-29 Accessory Dwelling Unit requirements.  
J.Larson MOVED to opt out of public act 21-29 Accessory Dwelling Unit requirements because the specified right to put an accessory dwelling unit on every building lot is detrimental to the water quality of Andover Lake. S.Nelson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
  - e. DISCUSSION/POSSIBLE ACTION – Current applications before the Zoning Board of Appeals.
- 6) Old Business
  - a. Application of William Genovese, 517 Route 6 (Gravel Operation)  
**DISCUSSION/ACTION** - Review proposed restoration plan for the ongoing gravel operation at 517 Route 6 **and** set a site walk prior to acting upon the proposed remediation plan.

On behalf of the applicant, Chris Bell was present.

S.Person MOVED to schedule a site walk for August 3rd at 6 pm. L.Hutchinson SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

7) DISCUSSION AMONG COMMISSIONERS

J.Larson MOVED to provide to the ZBA with the PZC's information that they included a condition for approval for the 580 Lake Road site plan which stated a common driveway should be pursued in the future if the Ben Franklin owners ever submitted a site plan modification, and the Commission could *not* have approved the site plan if this condition was not included.

A.Cremé SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

8) APPROVAL OF MINUTES

J.Larson MOVED to approve the minutes from the regular meeting with the following corrections. S.Person SECONDED.

Members Present: Chair Jed Larson, Vice Chair Anne Peterson Cremé, ~~Susan England (alternate)~~ **Scott Person**, Steve Nelson, Susan England (alternate), Anne Blanchard (alternate), and Leigh Ann Hutchinson (joined at 7:11pm)

~~"STEEP STEAP"~~ (Small Town Economic Assistance Program) grant

By roll call vote, MOTION CARRIED 5:0:0.

9) CORRESPONDENCE

10) ADMINISTRATIVE REPORTS/ENFORCEMENT ACTIONS

- a. Zoning Agent
- b. Inland Wetlands & Watercourse Liaison

11) Public Speak – Limited to issues/activities not listed on this agenda.

12) Next Regularly Scheduled Meeting – August 15, 2022 7:00 p.m.

Site walk August 3<sup>rd</sup> at 6:00 p.m.

13) ADJOURNMENT

J.Larson MOVED to adjourn the meeting at 9:18 p.m. L.Hutchinson SECONDED. MOTION CARRIED unanimously.

Respectfully submitted by Abbie Winter,

*Abbie Winter*

PLEASE NOTE: The motions are not official until approved by PZC at the next meeting. Please see the next PZC meeting minutes for approval or changes to these motions.