

**Town of Andover  
Planning & Zoning  
Commission  
Special Meeting**

Wednesday, August 31st, 2022 at 7:00 P.M.  
Location: Virtual - Zoom

1. Call to Order

Jed Larson called the meeting to order at 7:05pm

2. Roll Call/Seating of Alternates

Members: Chair Jed Larson, Vice Chair Anne Cremè, Scott Person, Leigh Ann Hutchinson, Steve Nelson  
Members Absent: Susan England, Anne Blanchard, Kevin Arnesen  
Town Administrator: Eric Anderson  
Zoning Agent: Jim Hallisey  
Conservation Commission: Hank Gruner  
Public: none

3. New Business

Discussion/Action – Laudano Property, Shoddy Mill Road

Hank Gruner shared screen, brought Commission up to speed on open space parcels. Laudano parcel connects two pieces of Town property, acquiring this property would make the total conservation area 204 acres.

Current status – appraisal completed (\$486,000), asking price is \$549,500. Could use Town Open Space Fund & CT DEEP Open Space Grant funding.

Seeking approval from the Planning & Zoning Commission to use the Open Space Funds and make a recommendation to the Board of Selectmen. Next steps from the Board of Selectmen would include – a resolution authorizing expenditure of Open Space Funds, approval to enter negotiations with Laudano Trust’s read estate agent, and approval to submit a grant application to DEEP (due September 30<sup>th</sup>, 2022)

Discussion with Commission on grant funding from the State, property owner’s working with the Town. A statement will need to be presented to the Board of Selectmen from the Planning & Zoning Commission and Conservation Commission at a Special Meeting before the Town Meeting on September 8<sup>th</sup>, 2022. Jed Larson will present the motion.

Eric Anderson discussed future steps to potentially purchase the land. Will need to speak with Board of Finance on funding the Open Space account going forward for future projects.

Jed Larson MOTIONED that the Planning and Zoning Commission (PZC) recommend that the Board of Selectmen move forward with the acquisition of the 162 acres of land owned by the Laudano family with frontage on Shoddy Mill property (boundary survey is filed at Map 841 of the land records). More particularly the PZC recommends the following:

- 1) The Town move forward with an application for matching funds through the State of Connecticut’s Open Space and Watershed Protection Program;
- 2) All funds in the Town’s Open Space Fund as of this date, August 31<sup>st</sup>, 2022, be made available as the Town’s match. Such funds should be available for acquisition and ancillary expenses. The later shall include, but not be limited to, the cost of a review appraisal and the construction of a parking area/gate/signage;
- 3) At the recommendation of Board of Selectmen, authorize the Town Administrator to enter into negotiations with the property owner and execute a purchase and sales agreement prepared by the Town’s attorney with the appropriate contingencies;
- 4) The PZC authorize it’s Chairman to prepare a letter of support for the Grant application on behalf of the Commission

Scott Person SECONDED. MOTION CARRIED 5:0:0

4. Public Speak - none
5. NEXT REGULARLY SCHEDULED MEETING – September 19th, 2022
6. Adjournment – Jed Larson MOTIONED to adjourn the meeting at 7:48pm. Anne Cremè SECONDED. MOTION CARRIED 5:0:0

\* The following boards/commission Zoom Video Recordings are posted to the NEW Town of Andover, CT YouTube Channel: Board of Selectmen, Board of Finance, Board of Assessment Appeals, Inland Wetlands and Watercourses Commission, Planning and Zoning Commission, Zoning Board of Appeals. Like our [www.facebook.com/townofandoverct](https://www.facebook.com/townofandoverct) page for community updates! Helpfully submitted by the Board Clerk Marina Pandolfi. Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.