

September 19, 2022,

To: Andover Board of Selectmen

Eric Anderson, Town Administrator

From: Jed Larson, Planning and Zoning Commission Chair

Subject: Connecticut General Statute Chapter 26 Section 8-24 referral supporting the purchase of the Laudano property for open space.

The Planning and Zoning Commission has reviewed the purchase of 162 acres of land known as the Laudano property to determine if this purchase would be consistent with Andover's Plan of Conservation and Development (POCD). This evaluation is required by Chapter 126 section 8-24 of the Connecticut General Statutes.

The Laudano property is also located in one of the three conservation corridors established by the POCD. These corridors specify where Andover should be looking for open space property.

As of the last POCD, Andover had 18% of the land designated as open space. The state goal for open space is 21%. The POCD established a goal of meeting the state goal of 21% by 2023. While Andover has added a couple of small lots to open space over the last few years, the town would have had to preserve an additional 284 acres of open space to meet the 21% goal. This 162 acre purchase would represent significant progress by meeting more than 50% of that goal.

The Laudano property provides town access to a landlocked parcel of town property by connecting it to Shoddy Mill Road.

Andover's current Plan of Conservation and Development (POCD) states that when asked what the people of Andover are willing to pay for with increased taxes, they indicated open space, education, and protecting the environment. Purchase of this property fulfills two of those three top priorities.

Based on the information cited above, the Commission has concluded that this purchase is consistent with the POCD and highly recommends the purchase of this property for open space.

Sincerely,

Jed Larson, Chair

Planning and Zoning Commission