

PUBLIC HEARING & MEETING MINUTES

TOWN OF ANDOVER
ZONING BOARD OF APPEALS
PUBLIC HEARING & REGULAR MEETING AGENDA
7:00 P.M., SEPTEMBER 21, 2022
COMMUNITY ROOM, TOWN HALL
17 SCHOOL ROAD, ANDOVER, CONNECTICUT

PUBLIC HEARING MINUTES

1. CALL TO ORDER

The Public Hearing held by the Zoning Board of Appeals slated for the evening of 9.21.22 was called to order at 7:08 p.m. by William Desrosiers, Chairman.

2. APPLICATION OF STEPHEN KING FOR PROPERTY AT 126 WALES ROAD. Applicant seeking relief from Section 11.2 of the Zoning Regulations, more specifically a reduction in the side yard setbacks from 25' to 19'.

PRESENTATION/QUESTIONS/COMMENTS BY COMMISSION AND STAFF

Mark Reynolds, P.E. from Hellstrom Survey & Engineering representing the applicant, Steven King, presented the application for the construction of a garage at the property known as 126 Wales Road. Mr. Reynolds, noted that the house was built in the late fifties at which time the building setbacks were different than they are currently. He noted the fact there is currently a ranch home on the property and is consistent with the zoning and character of the neighborhood. The garage was designed to minimize the impact on the neighborhood by tucking it to the rear of the home. The architectural elevations of the addition were shared with the Commission.

The applicant noted that the basis for the request is 1) the layout insofar as the size and layout is based on the setback requirements that were in place at such time as the homes in the neighborhood were developed, 2) the lot width does not support the construction of a garage in a fashion that would be practical for the proposed end use and 3) the layout is consistent with that of homes in the immediate vicinity and, as such, is in no way detrimental to the character of the neighborhood.

QUESTIONS/COMMENTS FROM THE COMMISSION & STAFF

Numerous questions were posed to Mr. Reynolds and Mr. King regarding the proposed addition. It was noted that:

The site plan did in fact accommodate the turning radius necessary to enter and exit the garage with a vehicle; and

The plans depict a construction entrance that is being used to minimize damage to the driveway during the course of construction.

3. CLOSE OR CONTINUE PUBLIC HEARING/ADJOURNMENT

The Public Hearing on the application of Stephen King was closed at 7:24 by Chairman William DesRosiers.

REGULAR MEETING MINUTES

1. CALL TO ORDER

Chairman Desrosiers called the Regular Meeting of the Zoning Board of Appeals to Order at 7:25 p.m.

2. ROLL CALL/SEATING OF ALTERNATES

Regular Members Present:

William Desrosiers, Chairman
Kathleen Skorko
Walter Weir
William Munroe
Ylo Anson

Also Present:

Mark Reynolds, P.E., Hellstrom Engineering representing the applicant;
Stephen King, Owner of the property at 126 Wales Road and applicant;
Janice Maschi, Member of the Public;

Jim Hallisey, Zoning Agent.

1. PUBLIC PARTICIPATION (Comments from the public on matters not currently before the Board)

None

2. NEW BUSINESS

Application of Stephen King, 126 Wales Road. Applicant seeking relief from Section 11.2 of the Andover Zoning Regulations. More specifically, applicant is seeking a reduction in the side yard setback from 25' to 19'.

After a motion by Walter Weir to approve the application, specifically a reduction in the right side yard setback from 25' to 19', and seconded by William Munroe, the application was approved 5-0-0.

3. APPROVAL OF MINUTES

The minutes of the 8.17.22 meeting of the Board were distributed for member of the board who either did not receive them or did not have an opportunity to read them have a look. Ylo Anson moved to approve the minutes and the motion was seconded by William Munroe. The motion passed 5-0-0.

4. COMMISSION DISCUSSION/MISCELLANEOUS

Board Vacancies

Chairman Desrosiers indicated that there were two local residents that have expressed an interest in serving on the Zoning Board of Appeals; Fred Oliver and Janice Maschi. Ms. Maschi was in the audience and introduced herself as a current resident of town, living on Pine Ridge Drive. Ms. Maschi noted that she resided in the home where the business, Over Andover, is situated that and that she operated a Real Estate business from that location a number of years ago. After a brief discussion, William Munroe moved to appoint Ms. Maschi to the Board as an alternate member. Seconded by Kathleen Skorka the motion passed 5-0-0.

5. ADJOURNMENT

On a motion by Walter Weir, and seconded by Ylo Anson, the meeting adjourned by way of a 5-0-0 vote.

Respectfully Submitted,
Jim Hallisey, Zoning Agent