

Town of Andover, CT Zoning Board of Appeals
February 17, 2021 at 7:00 P.M.
Location: Via Virtual Meeting via Zoom Website Platform

Regular Meeting and Public Hearing Minutes

Members Present: Chair William Desrosiers, Gerard Crème, Kathleen Skorka, Bill Munroe, Walter Weir

Members Absent: None

Others Present: Zoning Agent – Jim Hallisey, Board Clerk – Mindy Gosselin, Donna Phillips, Bill Phillips, Megan Phillips, Thomas Fiorentino, Andrew Bushnell

PUBLIC HEARING

1) Call to Order: W. Desrosiers called the public hearing to order at 7:02 p.m.

2) Open Public Hearing – Application of Donna Phillips and William Phillips, property located at 57 Hendee Road, aka, Assessor' Map 28/Block 3/Lot 12. Applicant seeking relief from Section 10.5, and in accordance with 4.12.a, of the Andover Zoning Regulations so as to allow for the deposition of fill and construction of a single-family dwelling in the Flood Prone District.

J. Hallisey stated that a memorandum was received since last meeting from Attorney T. Fiorentino.

T. Fiorentino stated that the memorandum sums up what was discussed at the last zoom meeting and at the site visit.

B. Munroe asked why a variance needed. J. Hallisey stated, from a staff perspective, it is because of the flood prone zone and nonconformity.

W. Desrosiers stated that J. Hallisey and the Land Use Attorney had a conversation regarding how the town is not liable if the property floods. The applicant is aware that they are building in a flood zone and they are aware of the risks.

G. Crème asked about approval from abutting property owners. W. Desrosiers stated that neighbors do not have authority to approve, if they have concerns they can comment at the town public hearing. Abutting properties were notified about the proposal.

K. Skorka stated that the site visit was very informative and thorough.

W. Desrosiers closed the public hearing at 7:13 p.m.

REGULAR MEETING

Members Present: Chair William Desrosiers, Gerard Crème, Kathleen Skorka, Bill Munroe, Walter Weir

Members Absent: None

Others Present: Zoning Agent – Jim Hallisey, Board Clerk – Mindy Gosselin, Donna Phillips, Bill Phillips, Megan Phillips, Thomas Fiorentino, Andrew Bushnell

1) Call to Order: W. Desrosiers called the meeting to order at 7:13pm

2) Roll Call/Seating of Alternates

- 3) Additions/Changes to the Agenda: None
- 4) Public Participation (for items not on the evening's agenda): None
- 5) New Business: None
- 6) Old Business
 - a) Application of Donna Phillips and William Phillips, property located at 57 Hendee Road, aka, Assessor' Map 28/Block 3/Lot 12. Applicant seeking relief from Section 10.5, and in accordance with 4.12.a, of the Andover Zoning Regulations so as to allow for the deposition of fill and construction of a single-family dwelling in the Flood Prone District.

W. Weir MOVED to approve the application as submitted. G. Crème SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

Basis for Approval: The sections of the Andover Zoning Regulations addressed in Attorney T. Fiorentino's memorandum.

- b) Filing of Vacancies

There are 3 alternate vacancies, and a Vice Chair needs to be named.

- 7) Approval of Minutes – Regular Meeting held January 20, 2021

Correct the spelling of Attorney Thomas Fiorentino's name: Thomas ~~Florentino~~ to Thomas **Fiorentino**.

G. Crème MOVED to approve the January 20, 2021 meeting minutes as amended. W. Weir SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

- 8) Correspondence: None
- 9) Commission Open Discussion: No discussion
- 10) Administrative Report – Zoning Agent: Nothing to report
- 11) Adjournment

K. Skorka MOVED to adjourn the meeting at 7:22 p.m. B. Munroe SECONDED. By roll call vote, MOTION CARRIED 5:0:0.

Respectfully submitted by Mindy Gosselin,

Mindy Gosselin

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.