

Town of Andover Connecticut
Zoning Board of Appeals
Community Room, 17 School Road, Andover

August 23, 2017
Special Meeting
7:00 PM
MINUTES

1. **Call to Order:** Evelyn Russell calls the Meeting to order at 7:05PM

2. **Roll Call/Seating of Alternates**

Members Present: Evelyn Russell, Caren Osborne, Dorothy Yeomans, Walter Weir

Members Absent: David Hewett

Alternates Present: Wayne Thrope (seated for Dave Hewitt)

Alternates Absent: Jon Yeomans

Public Present: Attachment #1

Staff Present: John Valente, Zoning Official, Sandra Nichols, Board Clerk

3. **Public Participation**

None

4. **Open the Public Hearing regarding the:**

Application of Karen Linden, subject property is 377 Lake Road. The applicant is seeking a variance for relief in section 11-2 "Space Requirements" (AL District) by requesting a variance to demolish and replace an existing residential cottage to year round, which has existing lot of 10,00 square feet with 40,000 square feet required and existing frontage of 50 square feet with 200 square feet required. (application available in the Andover Building Department)

Evelyn Russell Opens the Public Hearing at 7:08PM

Evelyn Russell reads the application and notes that the Wetlands had not approved the application at there last meeting but have since approved it The Board will hear the applicants or the agent for the applicants on this application.

Michael Dion, licensed professional engineer and agent for the applicant talks about the hardships that exist on this nonconforming lot. He submits a new map/survey of the property that will be on record in the Building Dept and Mr. Dion discusses the map, the side setbacks and how it will improve as far as conforming to the regulations.

Discussion on the map that Mr. Dion submitted among all present

Wayne Thorpe asks John Valente about the setbacks and the drainage
John Valente states that he believes that the survey that Mr. Dion has submitted is sufficient.

Discussion on the drainage and Mr. Hardisty's (engineer hired by the Westerbergs) recommendations

John Valente states that he is satisfied with the plan presented as are the Westerbergs and Mr. Hardisty.

Alan Westerberg, 377 Lake Road, neighbor east of the property, talks about the letter he submitted to the Town (attachment #2). This does state that they are in favor of the Board approving the application. He also mentions an additional old well on the property along with the new well.

John Valente states that he will follow up on this with the Health Dept.

Lorraine Westerberg talks about the old well and how it is covered over

Evelyn Russell Closes the Public Hearing at 7:31PM

Discussion among the Commission Members on the application who give their opinions and state that their questions have been answered.

Caren Osborn **Motions** to accept and approve the application as presented

Wayne Thorpe **Seconded**

Motion Passed/Unanimous 5/0/0

John Valente talks about the regulations that are being changed in the Town.

6. New Business:

a. Election of Officers:

Wayne Thorpe **Motions** to appoint Evelyn Russel as the chairman of the Board

Dorothy Yeomans Seconded

Motion Passed/Unanimous 5/0/0

Wayne Thorpe Motions to appoint Dave Hewitt as Vice Chairman of the Board.

Walter Weir Seconded

Motion Passed/Unanimous 5/0/0

b. Approval of Minutes:

June 21, 2017 Regular Meeting Minutes.

Dorothy Yeomans Motions to accept the June 21, 2017 Minutes as presented

Evelyn Russell Seconded

Motion Passed/ Unanimous

July 19, 2017 Regular Meeting Minutes

Dorothy Yeomans Motions to accept the July 19, 2017 minutes with the correction that Don Keener is deleted as an alternate an Jon Yeomans is put in his place as an alternate(absent)

Evelyn Russel Seconded

Motion Passed/ Unanimous

7. Correspondence:

None

8. Adjournment

Evelyn Russell Motions

Wayne Thorpe Seconded

Motion Passed/Unanimous 5/0/0

*Respectfully submitted by Sandra Nichols, Board Clerk