

**Town of Andover, CT**  
**Zoning Board of Appeals**

Town Hall Community Room at 17 School Road, Andover, CT  
Wednesday, October 16<sup>th</sup>, 2019 at 7:00 PM

Regular Meeting and Public Hearing Minutes

1. Call to Order  
Caren Osborne called the Regular Meeting to order at 7:03 P.M.
2. Roll Call/Seating of Alternates  
Regular Members: Chair Caren Osborne, Dennis Williams, Walter Weir  
Regular Members Absent: Vice Chair Bill Desrosiers, Kathleen Skorka  
Alternate Members Present: Gerry Crème  
Gerry Crème seated for Bill Desrosiers  
(Retired) Zoning Agent Absent: John Valente  
Board Clerk Present: Amanda Gibson  
Applicants Present: Celeste and Steve Willard of 321 Lake Road, Richard & Ellen Repay of 119 Lakeside Drive.
3. Additions/Changes to the Agenda  
Add Item 6a. Discussion of adding another Alternate Member.  
Add Item 6b. Discussion on upcoming training session.
4. Public Participation  
None.
5. Old Business

Chair Caren Osborne opened the Public Hearing.

- a. Applicant/Owner: Celeste and Stephen Willard, 321 Lake Road, Map 43, Block 41, Lot 162.  
Applicants modified the original request for reduction of side line setbacks outlined in Section 11.2 of the Zoning Regulations. The original request was for a reduction of 25' to 6' on the east side, 25' to 22.9 on the west side for a cumulative reduction of 50' to 21.1'. Taking into account the 1' roof overhang for the addition on the west side, the applicants revised the request for a west side setback reduction from 50' to 21.9' for a cumulative setback of 50' to 20.1'.

Celeste and Steve Willard presented revised plans with their contractor Eric Brancard of Landmark Homes, LLC.

- b. Applicant/Owner: Richard & Ellen Repay, 119 Lakeside Drive, Map 44, Block 47, Lot 289 for a reduction of 7' on frontline setback, 43' proposed, 50' required.

Applicants submitted the original Certified Mail letters.

Caren Osborne closed the Public Hearing and resumed the Regular Meeting.

Walter Weir MOVED to approve the Application for Celeste and Stephen Willard, 321 Lake Road, Map 43, Block 41, Lot 162 for the revised application as described above.

Gerry Crème SECONDED  
MOTION CARRIED 4:0:0

Walter Weir MOVED to approve the application for Richard and Ellen Repay at 119 Lakeside Drive, Map 44, Block 47, Lot 289 for reduction of 7' on frontline setback, 43' proposed 50' required.

Gerry Crème SECONDED

MOTION CARRIED 4:0:0

6. New Business
  - a. Caren Osborne shared the upcoming ZBA training session on Wednesday, November 20<sup>th</sup> at 7:00 P.M. in the Town Hall Community Room hosted by the town's Land Use Attorney Mark Branse.
  - b. Board discussed adding another Alternate Member due to importance of having a 3 member quorum and 4 members present to vote at Public Hearings. Town to post an ad in the Rivereast on Friday, October 25<sup>th</sup>, 2019.
7. Commission Open Discussion  
None.
8. Administrative Report from Zoning Agent  
None.
9. Approval of Meeting Minutes  
Approval of Wednesday, September 18<sup>th</sup>, 2019 Regular Meeting & Public Hearing Minutes  
  
Walter Weir MOVED to approve the Wednesday, September 18<sup>th</sup>, 2019 Regular Meeting & Public Hearing Minutes.  
Gerry Crème SECONDED  
MOTION CARRIED 3:0:1 (Dennis Williams abstained)
10. Public Participation  
None.
11. Adjournment  
Caren Osborne MOVED to adjourn the Regular Meeting.  
Gerry SECONDED  
MOTION CARRIED 4:0:0

Caren Osborne adjourned the Regular Meeting at 7:23 P.M.

Meeting Minutes helpfully submitted by Land Use Board Clerk, Amanda Gibson.  
Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.