

TOWN OF ANDOVER

Zoning Board of Appeals

Wednesday, September 18th, 2019 at 7:00 PM

Town Hall Community Room at 17 School Road, Andover, CT

Regular Meeting and Public Hearing Minutes

1. Call to Order

Caren Osborne called the Regular Meeting to order at 7:13 P.M.

2. Roll Call/Seating of Alternates

Gerry Crème seated as a Regular Member

Regular Members Present: Caren Osborne, Walter Weir

Regular Members Absent: Bill Desrosiers, Kathleen Skorka, Dennis Williams

Alternate Members Present: Gerry Crème*

Alternate Members Absent: None.

*Gerry Crème seated for Bill Desrosiers

Applicant/Owner: Celeste and Stephen Willard, 321 Lake Rd with Contractor Eric Brancard, Landmark Homes LLC.

Applicant/Owner: Richard & Ellen Repay, 119 Lakeside Drive with Contractor Rob Proulx from Proulx Building and Remodeling LLC and neighbor Clyde Conrad at 117 Lakeside Drive.

Zoning/Wetlands Agent Present: John Valente

Land Use Board Clerk Present: Amanda Gibson

3. Additions/Changes to the Agenda

None.

4. Approval of the Wednesday, July 17th Regular Meeting & Public Hearing Minutes.

Walter Weir MOVED to approve the Wednesday, July 17th Regular Meeting & Public Hearing Minutes.

Gerry Crème SECONDED

MOTION CARRIED 3:0:0

5. Public Participation

None.

6. Suspend Regular Meeting

Caren Osborne suspended the Regular Meeting.

7. Open Public Hearing

- a. Applicant/Owner: Celeste and Stephen Willard, 321 Lake Rd. Map 43, Block 41, Lot 162 for reduction of side line setbacks, east side from 25' to 6', west side from 25' to 22.9' Cumulative set back from 50' to 21.1'.

Contractor Eric Brancard from Landmark Homes LLC presented the plans:

- Small addition on the right side of the house and a deck off the front of the house.
- Deck (east side): Existing house is sitting 6' from the property line. The deck would be in line with that. Required setback is 25' from the property line. Asking for another reduction to a 6' setback from the property line due to the nonconforming lot.
- Addition (west side): Existing house is 25' from the property line. Required setback is 25' from the property line. Asking for a reduction to a 22.9' setback from the property line due to the nonconforming lot.
- The proposed area is staked.

Zoning/Wetlands Agent John Valente:

- Asked the applicants to confirm what their hardship is.

Applicants Celeste and Steve Willard presented their hardship:

- Goal is expand the kitchen and open up the living area as it is a small house at approximately 800+ square feet with both stories.
- Application states they are asking for a relief from the sideline and setback restrictions.
- Asking for a variance from the current zoning regulations as it is a nonconforming lot. The lot is nonconforming in many ways. There is no portion of the lot to use that would be conforming.
- Announced the following hardships:
 - There is nothing they can do on the lot that would be conforming.
 - The accumulative setback is 50' (25' on each side) and the lot is only approximately 50' in width total.
 - The following other locations on the lot to consider placing are NOT available: wetlands, steep slope and well/septic system.

John Valente: Referred to Section 11.2 of the Zoning Regulations.

Caren Osborne: Requested for applicants to refer to the Section 11.2 of the Zoning Regulations in their revised application/plans.

Applicants Celeste and Steve Willard:

- Presented letter of support from neighbor Charmaine Campo at 323 Lake Road who lives across the street.
- Submitted Certified Mail Receipts to their abutting properties:
 - Andrew and Lindsey Hoagland at 361 Lake Road
 - Charmaine Campo at 323 Lake Road
 - Michael Wallace at 317 Lake Road
 - Sheila Patrizzetal at 327 Lake Road

John Valente announced that the contractor would be installing dormers:

- Does not feel the dormers are an issue as they are complying and within the setback requirement, but wishes for the board to be informed of them.
- The reduction to 6' on one side is inclusive of the dormer as the addition for the kitchen would be closer to the property line than the dormers would be.
- The addition is just one level. Applicants would need a variance for the dormers if there was no need for variance application for the addition.

John Valente: Confirmed that no additional notice to the abutters or in the newspaper is required.

Applicants will submit the updated version of the site plan and floor plan.

- Celeste and Steve Willard to email copies to the Building Department Administrative Assistant Susan Magri and Zoning/Wetlands Agent John Valente.

Caren Osborne: Announced the next Regular Meeting and Public Hearing continuation will be Wednesday, October 16, 2019.

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

Neighbor Clyde Conrad from 117 Lakeside Drive came to show support.

Applicants Richard and Ellen Repay:

- Shared plans of building a garage with a front entrance hallway, another hallway and storage closet/sewing room/office. No second story.
- Announced hardship of not being able to build on any other area of the property due to rocks, steep slope, septic tank and well. (The rock has a surface area of approximately 20'x20' and 6' high)
- Submitted copies of the Certified Mail letters:

Board suggested for applicants to submit the originals of the Certified Mail letters at the next meeting. John Valente is unsure if state statutes require the originals or not.

- Mr. and Mrs. Kevin Berry at 120 Lakeside Drive
- Andover Lake Management Association at PO Box 3
- Debra Remesch at 112 Lakeside Drive
- Andrea Gaines and Hugh Blumefeld at 115 Lakeside Drive
- Mr. and Mrs. Gregory Hobb at 127 Lakeside Drive
- Mr. and Mrs. Clyde Conrad at 117 Lakeside Drive
- Mr. Robert Pierce at 205 Long Hill Road
- Ms. Bianca Massey at 254 Route 6
- Joseph Remesch III at 187B Lake Road

Applicants submitted additional site plans.

Caren Osborne announced the Public Hearing will be continued on Wednesday, October 16, 2019 at 7:00 P.M. for the two applications.

John Valente announced that the Zoning Board of Appeals requires 4 member votes to pass an application and needs to have 3 members for a quorum.

8. Resume Regular Meeting

Caren Osborne resumed the Regular Meeting.

9. New Business

- a. Applicant/Owner: Celeste and Stephen Willard, 321 Lake Rd. Map 43, Block 41, Lot 162 for reduction of side line setbacks, east side from 25' to 6', west side from 25' to 22.9' Cumulative set back from 50' to 21.1'.
- b. Applicant/Owner: Richard & Ellen Repay, 119 Lakeside Drive, Map 44, Block 47, Lot 289 for reduction of 7' on frontline setback, 43' proposed 50' required.

The Public Hearing will be continued on Wednesday, October 16, 2019 at 7:00 P.M. for the two applications.

10. Old Business

- a. Board to take vote on acting Chair with possible election of officers.

Gerry Crème MOVED to nominate Caren Osborne as the Chair.

Walter Weir SECONDED

MOTION CARRIED 3:0:0

Gerry Crème MOVED to appoint Caren Osborne as the Chair.

Walter Weir SECONDED

MOTION CARRIED 3:0:0

Walter Weir MOVED to nominate Bill Desrosiers as Vice Chair.

Caren Osborne SECONDED

MOTION CARRIED 3:0:0

Walter Weir MOVED to appoint Bill Desrosiers as Vice Chair.

Gerry Crème SECONDED

MOTION CARRIED 3:0:0

11. Public Participation

None.

12. Commission Open Discussion:

2020 Meeting Dates: The board proposed to maintain the monthly Regular Meetings on the 3rd Wednesday of each month at 7:00 P.M.

Walter Weir requested to be sent the application and meeting packet in the mail from the Building Department due to no email access.

13. Administrative Report from Zoning Agent

Land Use Attorney Mark Branse proposed dates for upcoming training workshop for the Zoning Board of Appeals.

Board agreed to meeting either on Tuesday, October 29th at 6:00 P.M. in the Town Hall Community Room or Wednesday, October 30th at 6:00 P.M. potentially in the AES Library.

14. Adjournment

Gerry Crème MOVED to adjourn the Regular Meeting.

Walter Weir SECONDED

MOTION CARRIED 3:0:0

Caren Osborne adjourned the meeting 8:00 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.