

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

Town Hall Community Room at 17 School Road, Andover, CT  
Wednesday, June 19<sup>th</sup> 2019 at 7:00 PM

Regular Meeting and Public Hearing Minutes

1. Call to Order

Chair Evelyn Russell called the meeting to order at 7:04 P.M.

2. Roll Call/Seating of Alternates

Members Present: Chair Evelyn Russell, Vice Chair Dorothy Yeomans, Caren Osborne, David Hewett, Wayne Thorpe, Walter Weir.

Members Absent: None.

Alternates Present: None.

Alternates Absent: None.

Zoning Agent Present: John Valente

Applicants Present: Mary Ann and Francis Rio Jr.

Public Present: Jed Larson

Board Clerk: Amanda Gibson

3. Additions/Changes to the Agenda

None.

4. Public Participation

None.

5. Old Business

5a. Applicant/Owner: Mary Ann and Francis Rio Jr., 9 West St. Map 43, Block 42, Lot 194 for relief from Section 11.2 (Space Requirements) of the Andover Zoning Regulations by requesting a variance to install a 24' x 24' shed. A reduction in the rear yard from 50' feet down to 20' feet is requested.

**Chair Evelyn Russell RE-OPENED the Public Hearing at 7:05 P.M.**

**Public Hearing continuation...**

Chair Evelyn Russell announced that the Public Hearing did not have to be resubmitted to the newspaper as it is a continuation from the previous month.

Public Hearing was continued due to lack of stakes put up by the applicants which was unbeknownst to the applicants at the time.

Applicants Mary Ann and Francis Rio Jr. presented details of project. Reasoning behind the variance is due to the yard's high elevation slope, location of a large rock, and need to store vehicle inside structure due to winter conditions.

Zoning Agent John Valente shared that he had previously discussed with the applicant on the state of their hardships. Due to the nature of the corner lot requiring 50ft from the rear and 50ft from the front to install a structure, he stated that no house (or a pencil) can be placed on that property without a modest infringement or improvement.

Mary Ann Rio stated that the stakes were put up on May 16<sup>th</sup>, the day after the original Public Hearing on May 15<sup>th</sup>. The stakes were generously given by previous applicants Christopher and Christina St. Jean who were present at that meeting.

Mary Ann Rio submitted secondary set of letters to abutting properties to the Board Clerk Amanda Gibson.

**Chair Evelyn Russell CLOSED the Public Hearing and RE-OPENED the Regular Meeting at 7:12 P.M.**

Walter Weir MOVED to approve the variance application due to the following identified hardships:

The yard's high elevation slope, location of a rock and need to store vehicle inside a structure due to winter conditions.

And most notably, due to the nature of the corner lot requiring 50ft from the rear and 50ft from the front to install a structure, that no structure can be placed on that property without a modest infringement or improvement.

David Hewett SECONDED  
MOTION CARRIED 6:0:0

6. New Business

Zoning Agent John Valente offered to host a workshop for new members of the Zoning Board of Appeals in July 2019.

Dorothy Yeomans requested Board Clerk Amanda Gibson to make copies of procedures packet for the new board that the Vice Chair had on file.

7. Public Participation

None.

8. Commission Open Discussion

Evelyn Russell made comments based on her time on the Zoning Board of Appeals. She made an informal suggestion for Caren Osborne to become the new board chair and that the board will have to elect a new chair and vice chair for the next regularly scheduled meeting.

9. Administrative Report from Zoning Agent

Zoning Agent John Valente shared with the commission that the Planning and Zoning Commission is holding a Special Meeting and Public Hearing on Monday, June 24<sup>th</sup> at 7:00 P.M. at the Andover Public Library for the 7 below regulatory documents, along with the newly proposed Lake Regulations.

1. Home Occupation Regulations
2. Accessory Apartment Regulations
3. Parking Regulations for Commercial Vehicles and Signage Requirements
4. Proposed Zoning Regulations for Keeping of Animals
5. Solar Access Regulations Subdivision and Zoning
6. Lighting Regulations
7. Andover Zoning Application Checklist Appendix.

10. Approval of Meeting Minutes

Approval of Wednesday, May 15<sup>th</sup> 2019 Regular Meeting & Public Hearing Minutes

Caren Osborne MOVED to approve the Wednesday, May 15<sup>th</sup> 2019 Regular Meeting & Public Hearing Minutes.

Dorothy Yeomans SECONDED

MOTION CARRIED 6:0:0

11. Adjournment

Walter Weir MOVED to adjourn the meeting.

Caren Osborne SECONDED

MOTION CARRIED 6:0:0

Chair Evelyn Russell adjourned the meeting at 7:27 P.M.

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