

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

Town Hall Community Room at 17 School Road, Andover, CT  
Wednesday, May 15<sup>th</sup> 2019 at 7:00 PM

Regular Meeting and Public Hearing Minutes

1. Call to Order

Evelyn Russell called the meeting to order at 7:00 P.M.

Zoning Agent John Valente read aloud the two Rivereast newspaper notices to the board and audience members.

2. Roll Call/Seating of Alternates

Chair Evelyn Russell, Dorothy Yeomans, Caren Osborne, David Hewitt, Walter Weir

Alternate Absent: Wayne Thorpe (arrived 7:24 P.M.)

Zoning Agent: John Valente

Board Clerk: Amanda Gibson

Public Attendees: Applicants Christopher and Christina St. Jean and daughter, Mary Ann and Francis Rio Jr.

3. Additions/Changes to the Agenda

Chair Evelyn Russell switched Item 5b. as Item 5a. and Item 5a. as Item 5b.

Evelyn Russell added Item 5c. under New Business.

4. Public Participation

None.

5. New Business:

5a. Applicant/Owner: Christopher and Christina St. Jean, 363 Lake Road. Map 44, Block 41, Lot 1E for relief from Section 11.2 (Space Requirements) of the Andover Zoning Regulations by requesting a variance for addition of a front porch (8'x23'). A reduction in the front yard setback from 50ft to 38ft.

Applicants gave certified mail letters and letters of support from neighboring properties to Board Clerk Amanda Gibson.

Dorothy Yeomans inquired on how the porch is not technically a hardship. It adds property value and curb appeal as a modest improvement without changing footprint. Any improvement to house requires a variance. Board discussed need for approval from the Zoning Board of Appeals.

Application informally approved by board members.

5b. 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.

Board announced they did not see the stakes surrounding the shed put up and does not feel they could make an intelligent decision. Dorothy Yeomans announced that Walter Weir came yesterday and inquired about the stakes. Applicants stated they did not know of the stake requirements prior to that and would have definitely installed them if known.

Board announced it states the stake information in the application, but no member could locate the sentence at that time.

Applicants gave the certified mail letters to abutting neighbors to Board Clerk Amanda Gibson.

Applicants to return at the Wednesday, June 19<sup>th</sup> at 7:00 P.M. Zoning Board of Appeals Regular Meeting for approval during continuation of Public Hearing. Board informed applicant to have Public Hearing sign remain up with date change and to have the stakes installed on four corners of proposed shed, with no need to resend letters to abutting properties or renotice to the Rivereast newspaper.

5c. Member Updates

Chair Evelyn Russell announced that due to a computer error, her name was omitted during the election and she will not be reinstated as Chair. Evelyn Russell and Dorothy Yeomans will be retiring from the Zoning Board of Appeals and new members will begin starting July 1, 2019.

Evelyn Russell asked for the new board members to receive guidance and information on how to conduct the Zoning Board of Appeals board and meetings.

Approval of application:

David Hewitt MOVED to accept Item 5a. Applicant/Owner: Christopher and Christina St. Jean, 363 Lake Road. Map 44, Block 41, Lot 1E for relief from Section 11.2 (Space Requirements) of the Andover Zoning Regulations by requesting a variance for addition of a front porch (8'x23'). A reduction in the front yard setback from 50ft to 38ft.  
Evelyn Russell SECONDED  
MOTION CARRIED 5:0:0

6. Old Business

None.

7. Correspondence

None.

8. Public Participation

None.

9. Adjournment

Zoning Agent John Valente announced that he found the staking information in the form and it is not completely clear.

Caren Osborne inquired on updated Regulations with Planning and Zoning Commission. John Valente will share the updated regulations when final.

Dorothy Yeomans MOVED to adjourn the meeting.

Caren Osborne SECONDED

MOTION CARRIED 5:0:0

Chair Evelyn Russell adjourned the meeting at 7:36 P.M.