

Town of Andover Connecticut
Zoning Board of Appeals
Regular Meeting/ Public Hearing
Town Administrators Office, 17 School Road, Andover
April 18, 2018, 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, Dorothy Yeomans, Caren Osborne, Walter Weir

Members Absent: Dave Hewett

Alternates Present: Jonathan Yeomans (seated for Dave Hewett)

Alternates Absent: Wayne Thrope

Public Present: Attachment #1

3. Staff Present: John Valente, Zoning Official
4. Additions/Changes to the Agenda
None
5. Public Participation:
None
6. New Business:

Open the Public Hearing regarding the:

- a. Application of Nancy Farrell, 344 Lake Road; Map 44, Block 47, Lot 150-1 requesting a variance to Section 11.2 of the Zoning Regulations to build an addition to existing non-conforming garage(front yard) and addition to non-conforming house (rear yard) . Frontage setback reduced from 60 ft to 58.2 ft, rear setback reduced from 75ft to 45.5ft.

Evelyn Russell reads the what the applicant is looking for and asks who is speaking on behalf of the Applicant.

Brandon Handfield, PE, Yantic River Consultants, LLC introduces himself and presents the signed Certified mail receipts to the Board. He then begins his presentation on the property explaining the setbacks and where the house/garage is located (not audible at times due to back-round noise). He also clarifies the lot coverage.

John Valente asks how he got the set-backs

Brandon Handfield replies that he used a CT licensed surveyor who did it to 8.2 standards. He then continues to describe the scope of work and why they are requesting this work (hardships). Brandon also notes why they see this as the only option.

Evelyn Russell clarifies with Brandon how many bath rooms (3 including one outdoors and 2 inside) and 3 Bedrooms in the house. She asks if he got approval from the Health District? Brandon states that he did. Evelyn then asks the Board if they have any questions for Brandon. She then asks if anyone would like to speak for the application?

Lady that lives next door (name inaudible back round noise) speaks for the application

Elizabeth Lokiec speaks for the application

John Handfield speaks for the application and states why

Evelyn Russell then asks if anyone would like to against the application.

Discussion among the Board Members and Brandon on the property and the scope of work in the house.

Evelyn Russell asks for the architectural drawing which Brandon provides and goes over for the Board.

Dorothy Yeomans talks about the steep slopes

John Valente talks about the drainage that was discussed at the IWWC meeting that does not pertain to this application.

Close Public Hearing and Reconvene the Regular Meeting:

Evelyn Russell closes the Public Hearing and opens the Regular Meeting

7. New Business:

- a. Application of Nancy Farrell, 344 Lake Road; Map 44, Block 47, Lot 150-1 requesting a variance to Section 11.2 of the Zoning Regulations to build an addition to existing no-conforming garage(front yard) and addition to non-conforming house (rear yard) . Frontage setback reduced from 60 ft to 58.2 ft, rear setback reduced from 75ft to 45.5ft.

Walter Weir Motions to approve the application as presented

Caren Osborne Seconded

Motion Passed/Unanimous 5/0/0

7. Old Business:

None.

8. Approval of Minutes:

February 21, 2018 Regular Meeting Minutes:

Dorothy Yeomans Motions to approve the February 21 Minutes

Walter Weir Seconded

Motion Passed 4/0/1 Evelyn Russell abstained

9. Correspondence:

None

John Valente talks about the regulation changes that the P&ZC is working on

Discussion on regulations

10. Adjournment:

Dorothy Yeomans Motions to adjourn at 7:42PM

Walter Weir Seconded

Motion Passed/Unanimous 5/0/0

Respectfully submitted by Sandra Nichols, Board Clerk

*****Minutes transcribed from recording of the Meeting***

***These Minutes are submitted as required by the Freedom of Information Act
and are not official until formally approved**