

Town of Andover Connecticut
Zoning Board of Appeals
Regular Meeting/ Public Hearing

Community Room, 17 School Road, Andover
February 21, 2018, 7:00 PM

Minutes

1. Call to Order: Dorothy Yeomans calls the Meeting to order at 7:05PM
2. Roll Call/Seating of Alternates:

Members Present: Dorothy Yeomans, Caren Osborne, Walter Weir

Members Absent: Evelyn Russell, David Hewett

Alternates Present: Jonathan Yeomans (seated for Evelyn Russell)

Alternates Absent: Wayne Thrope

Public Present: Attachment #1

Staff Present: John Valente, Zoning Official, Sandra Nichols, Board Clerk

3. Additions/Changes to the Agenda

None

4. Public Participation:

None

5. New Business:

Open the Public Hearing regarding the:

- a. Application of Charles and Donna Arnold, 93 Lakeside Drive requesting a variance to Section 11.2 of the Zoning Regulations to build a garage attached to the existing house. Add an upper level to the existing house. Frontage setback reduced from 60 ft to 41 ft, North sideline from 20ft to

16ft, south sideline from 20ft to 12ft. Total sideline setback from 50ft to 28ft.

- b. Ric Langley for Lea E.A. Langley Revocable Trust 102 Boston Hill Road, Variance to Section 4.1.1 To Locate an In-Law Apartments in a detached garage.

Dorothy Yeomans opens the Public Hearing at 7:06PM and reads agenda items 5a and 5b. She then asks Mr. Arnold to step forward and present his application to the Board.

Mr. Arnold hands out the site plans for the property (on file in the Building Dept.) and explains in detail what he is trying to accomplish why these changes are needed/necessary. (certified letter receipts to abutters submitted). He then discusses the hardships that he has for the location of the garage; keeping vehicles off the road (traffic and snow removal), slopes on the property and the lake and the location of the septic. For the upper level addition he states that having more room in the house makes it safer for all occupants including the children.

Discussion on the hardships regarding the garage.

John Valente restates the hardships the septic is 15ft behind the house the slopes are steep, parking on the road/snow removal and the lake. He also states that the survey that the applicant provided is sufficient.

Dorothy Yeomans asks if anyone present is for or against the application? No response.

Dorothy Yeomans asks Mr. Langley to speak on agenda Item 5b.

Mr. Langley what he is looking to accomplish and presents a site plan to the Board. He states that his hardship is having an elderly parent with no other alternative living situation.

Discussion among the Board Members and Mr. Langley on the property and the structures

Dorothy Yeomans ask if anyone present is for or against the application; no one present is against only for.

John Valente shares with the Board his discussion with Eric Anderson, Chairman of the Planning and Zoning Commission on this application regarding having an accessory apartment in a detached garage. He discusses this situation regarding Town regulations and what has since happened within the State regarding housing for the elderly/disabled in the State/Town.

Close Public Hearing and Reconvene the Regular Meeting:

Dorothy Yeomans closes the Public Hearing at 7:27PM and begins the Regular Meeting with Item 6b.

6. New Business:

b. Ric Langley for Lea E.A. Langley Revocable Trust 102 Boston Hill Road, Variance to Section 4.1.1 To Locate an In-Law Apartments in a detached garage.

Brief Discussion on the application

Walter Weir Motions to approve the application as presented

Jonathan Yeomans Seconded

Motion Passed/Unanimous 4/0/0

a. Application of Charles and Donna Arnold, 93 Lakeside Drive requesting a variance to Section 11.2 of the Zoning Regulations to build a garage attached to the existing house. Add an upper level to the existing house. Frontage setback reduced from 60 ft to 41 ft, North sideline from 20ft to 16ft, south sideline from 20ft to 12ft. Total sideline setback from 50ft to 28ft.

Brief discussion on the application

Dorothy Yeomans Motions to approve the application as presented with the following hardships; steep slopes, parking on road/snow removal, septic location and the lake.

Caren Osborne Seconded

Motion Passed/Unanimous 4/0/0

7. Old Business:

None.

8. Approval of Minutes:

December 20, 2017 Regular Meeting Minutes:

Dorothy Yeomans Motions to approve the December 20, 2017 Minutes as presented

Caren Osborne Seconded

Motion Passed/Unanimous 4/0/0

9. Correspondence:

None

10. Adjournment:

Dorothy Yeomans Motions to adjourn at 7:32PM

Caren Osborne Seconded

Motion Passed/Unanimous 4/0/0

Respectfully submitted by Sandra Nichols, Board Clerk

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