

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
SPECIAL MEETING MONDAY, JANUARY 9, 2016**

CALL TO ORDER

By: Giglio

Time: 7:02 p.m.

Place: Town Hall Annex

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Christine Pattee, Secretary	X	
	Darby Pollansky	X	
	Ed Marek	X	
ALTERNATE MEMBERS:	Bob Burrington		X
	Steven Hall	X	
	Brent Genovese	X	
OTHER:	Eric Trott, Town Planner		X

AUDIENCE OF CITIZENS:

None

ADOPTION OF MINUTES:

Motion: Move to approve the minutes of the December 12, 2016 meeting.

By: Pollansky

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Marek, Pollansky Pattee,

Against: Jobbagy

Abstain: None

COMMUNICATIONS:

None

STAFF REPORT:

1. Land Use Office – staff/office activities

None

2. Zoning regulations to accommodate housing diversity and affordability

Staff included some information and it will be on the agenda for the next meeting. Pattee asked for this to be added. She suggested initiating monthly meetings with a good venue being the Senior Center. There is an active, interested audience that uses the facilities at the Senior Center. Pattee also suggested getting a developer involved in the discussion, namely Steve Blanchard.

Giglio stated that the concern in the Village area is that the sewer system is at maximum capacity. There have been ongoing discussions to increase the capacity of the existing system.

ENFORCEMENT:

1. Matters to be forwarded to Town Attorney: 17 Hickory Trail, 73 Pine Lake Drive, 570 Cedar Swap Road, 99 Meadow Trail

Informational material was included in the packets.

ACKNOWLEDGEMENTS:

None

PUBLIC HEARINGS:

1. #16-10ZC Zone change application of the Town of Coventry Planning and Zoning Commission to make changes and amendments to the Zoning Map.

All of these proposed changes were previously discussed.

SITE PLAN REVIEWS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. 8-24 – sale of Town properties obtained through tax sale or Court action: 93 Wangumbaug Drive, 53 North Ayers Road, 190 Avery Shores

Pattee stated for the record that she is sad that these actions have happened to property owners, although she does see the need for the Town to enforce maintenance. Ms. Pattee wants the record to reflect the difficulty it must mean for the former owners of the properties.

Hall wanted clarified that this is not a tax sale. It was confirmed that the Town already owns these properties by some official means.

2. Preliminary discussion with Charles Brown regarding proposed modifications/resubdivison to Windy Hill Subdivision.

Charles Brown was present.

He presented a black and white map that shows how the subdivision stands today. This proposal is to extend Windy Hill Road in front of the Maynard large lot and suggest a better layout. Three lots have been designed to go on the remaining large parcel of Maynard's. Brown also had colored maps that show the new configuration; this is predicated on his purchasing the large parcel from Maynard. The new configuration removes the stacking of driveways; PZC is in favor of this.

Genovese wants to see the effect of the additional run-off and how the aquifer may be affected. He suggested a hydrologic study be done. He recalls the homeowner on Woodmont Road expressing the impact of surface water on the property with a previous phase of the subdivision. Brown indicated that surface flows and watersheds will be shown in the plans to be distributed for the public hearing.

Two of the five waiver requests are because of the length of the proposed road. The others have been requested in previous hearings where the activity was deemed unnecessary. There is no wetlands impact with this proposed resubdivision.

Giglio read a letter from Charles A. Brown, dated January 5, 2017, into the record; this was included in the Member's packet, as was a letter from Todd Penney, Town Engineer, in support of this reconfiguration although his formal review must still be done.

DECISIONS:

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council sell the Town properties located at 93 Wangumbaug Drive, 53 North Ayers Road, 190 Avery Shores pursuant to CGS 8-24.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Pattee, Pollansky

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission approves application #16-10ZC- Zone Change application of the Town of Coventry Planning and Zoning Commission to make the following changes and amendments to the Zoning Map:

Zoning Map change/correction for 565 Main Street also shown as Assessor's Map 25, Block 54, Lot 3 from Neighborhood Commercial Zone to General Residence Zone – 40; (2) Zoning Map change/correction for a property located on Woodland Road also shown as Assessor's Map L, Block 35, Lot 1A from Lake Residential Zone to Village Gateway Zone; (3) Zoning Map change for the following properties – 10, 12, 13, 15, 17, 19, 20, 21, 22, 30, 31, 32, 33, 35 Windy Hill Road – also shown as Assessor's Map 11, Block 29, Lots 26, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26OS, 26P, 26RD from Commercial/Agricultural Zone to General Residence Zone – 80; and (4) Zoning Map Change for 39 Depot Road also shown as Assessor's Map 25, Block 52, Lot 20 from General Residence Zone – 40 to Neighborhood Commercial Zone in accordance with a prior decision of the Planning and Zoning Commission.

Reason for Decision:

The proposed changes and corrections to the zoning map are consistent with the Plan of Conservation and Development and reflect modifications that were caused by a prior Commission action, correction to a previous action or reflect the current use of a property.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Pattee, Pollansky

Against: None

Abstain: None

EXECUTIVE SESSION:

1. Discussion of pending litigation

Held to the next meeting when Staff is in attendance.

ADJOURNMENT:

The meeting was adjourned by Giglio at 7:56 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, PZC Recording Secretary

PLEASE NOTE: These motions are not official until approved by the Planning and Zoning Commission at the next Commission meeting. Please see the next Commission meeting minutes for approval or changes to these motions.