

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
REGULAR MEETING MONDAY, FEBRUARY 13, 2017**

**CALL TO ORDER**

By: Giglio

Time: 7:02 p.m.

Place: Town Hall Annex

**ROLL CALL:**

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

Burrington was seated for Pollansky.

**AUDIENCE OF CITIZENS:**

None

**ADOPTION OF MINUTES:**

**Motion:** Move to approve the minutes of the January 23, 2017 meeting.

By: Pattee

Seconded: Jobbagy

With the following correction:

- On page 3 of 6, last sentence – change “is” to “are”.

Motion carried with the following vote:

For: Giglio, Marek, Pattee, Jobbagy, Burrington  
Against: None  
Abstain: None

**COMMUNICATIONS:**

A copy of a memo dated January 30, 2017 from Pattee was included in the packet regarding a series of housing discussions for March - June at the Senior Center.

**STAFF REPORT:**

**1. Land Use Office – staff/office activities**

None

**2. Zoning regulations to accommodate housing diversity and affordability**

Staff spoke about this in regards to the revision that is due on the POCD. Section 8 of the POCD deals with Housing. The sections regarding Affordability, Subdivisions, Goals and Recommendations are the high points to focus on. Staff marked up the sections that he deems relevant to this issue.

Staff is going to a Housing Forum this month. Pattee asked if she may attend the forum. Staff will inquire about a slot for her. An article from the NY Times on the issue was included in the Member's packet. An article from Randall Arendt speaks to broadening housing choices.

Pattee distributed an Addendum that she had received in correspondence with David Fink. Besides discussing what Seniors are looking for in terms of housing choices, housing affordability should include having choices that will attract millennials to town. The issue of adding housing choices in the Village area is the capacity of the sewer system that is at capacity. The system is unique in that it is an infiltration-based system not a standard outflow system. Waters are going into the system that were not meant to adding strain to the capacity.

**ENFORCEMENT:**

None

**ACKNOWLEDGEMENTS:**

None

**PUBLIC HEARINGS:**

None

**SITE PLAN REVIEWS:**

None

**OLD BUSINESS:**

**NEW BUSINESS:**

**1. Capital Improvement Budget**

This will be on the agenda for the next meeting. Input from the PZC to the Town Council will be gathered.

**2. Purchase of Town owned property on Knollwood Drive**

Staff needs to do additional research about the intersection of Daly Road and Knollwood Drive to determine if this lot should be retained by the Town to improve the traffic sight lines when exiting from Knollwood Drive. This is a very sloped lot with no wetlands. The person interested in purchasing the lot wants to add more setback area for a garage.

**DECISIONS:**

None

**EXECUTIVE SESSION:**

None

**ADJOURNMENT:**

The meeting was adjourned by Giglio at 7:38 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.