

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
REGULAR MEETING MONDAY, FEBRUARY 22, 2016**

**CALL TO ORDER:**

By: Giglio

Time: 7:01 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 arrived 7:06	
	Brent Genovese	X	
<b>OTHER:</b>	Eric Trott, Town Planner	X	

**AUDIENCE OF CITIZENS:**

Pollansky unseated herself to speak during this section.

Pollansky hand delivered a letter to each of the PZC members, dated Feb 22, 2016. She proceeded to read the letter into the record. (See Attachment)

Pollansky returned to the table.

**ADOPTION OF MINUTES:**

**Motion:** Move to approve the minutes of the January 11, 2016 meeting.

With the following corrections:

- On page 3 of 5, third paragraph – change to “Pattee would be willing to consider changing this parcel to Neighborhood Commercial.

- On page 3 of 5, fifth paragraph – add a “;” after “node”.

By: Pollansky

Seconded: Pattee

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

### **COMMUNICATIONS:**

#### **1. Zoning Referral – CRCOG – Town of Vernon – regulation change**

Staff had no comments to add.

### **STAFF REPORTS:**

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

Staff has some simple changes that may be ready for PZC’s perusal at the next meeting. Some recent subdivisions have raised the following questions from Members, i.e., with driveway stacking and snow banks are sight lines being considered, how about space for multiple tipper barrels, and mailbox locations. Staff has noticed some private septic systems encroaching and utilizing conservation easement areas; consideration should be given to exploring dimensional standards that maintain a consistent lot width, which is not a requirement in an Open Space subdivision.

The Tracy Shoddy Mill is being rehabilitated for additional Town meeting space. The property is being repurposed for more usability while keeping the historical value. A grant has been received for the exterior work and some of the interior reconstruction. Another grant will be sought to finish the interior work.

Town Council is holding a special meeting on February 29, 2016 about CNG possibly extending natural gas lines from the Depot Campus to the Town Hall/school complex. Any property owner with frontage along the path could convert to natural gas.

### **ENFORCEMENT:**

None

### **ACKNOWLEDGEMENTS:**

None

## **PUBLIC HEARINGS:**

### **1. #16-01 - Resubdivision application of Charles A. Brown of lots 3, 4, 5, 6, and 9 on Windy Hill Road (June Maynard Subdivision) - (Assessor's Map 11, Block 29, Lots 26c, 26d, 26e, and 26g) CA Zone.**

Charles Brown and Andrew Bushnell were present.

Before the PZC is the application that adds three additional lots by subdividing lots 3, 4, 5, and 6 to create 4A; in addition, the reconfiguration of lot 9 to add lots 9A and 9B. Lots 9, 9a, and 9B will be serviced by a common driveway.

The stacking of driveways in this subdivision was a comment noted by Staff, which is on record as not being an ideal situation.

Staff added that lot 7 has the potential to be subdivided into three additional lots.

Genovese mentioned concern about the number of driveways stacked within a short distance and how large snow piles could create sight line issues. He feels this could be creating a safety hazard for cars exiting the driveways. Bushnell mentioned that there is a snow storage area for the plowing of snow on the cul-de-sac that is not shown on the plans in front of the PZC.

#### **Audience of Citizens:**

Jason Terrance, 304 Woodmont Drive – noted that his property is adjacent to Lot 1 that has been sold to another developer. He recently took some pictures after a rain storm that he shared with PZC. With the structure being erected on Lot 1 he now has a river running through his back yard. This is where his septic system and leach field is situated. He fears it could be compromised by this additional water. The proposed house was supposed to be set further back, but it is much closer to his house and the street. Also the new house is 4' – 5' off the ground creating a berm that redirects water through his yard. He does not feel that the proper grading and drainage have been taken care of. Staff indicated that because the certificate of occupancy has not yet been granted, Town Staff can help the developer devise a solution for the grading and containment of run-off from the property. Staff will speak to the Town Engineer about the concerns of the Terrances.

Mr. Terrance also noted that he had not seen a silt fence or hay bales surrounding dirt stock piles. Jobbagy confirmed with Staff the likelihood that sediment controls should be in place. Staff made a note of Terrance's comment and will follow up.

Tricia Terrance, 304 Woodmont Drive – added that they never had water in their basement prior to the house on Lot 1 being built. There has been some water on their property, but never a standing or continuous flowing water even with a light rain even.

The green cards were turned in. The signs were posted.

Pattee stated for the record that Staff has noted the Terrance's concerns and will do some follow-up.

The hearing is closed.



Since PZC received this tonight, it will be on the agenda for the next meeting for the Commission to make recommendations to the Town Council.

#### **4. Executive Session to discuss pending litigation.**

Pollansky left the meeting.

**Motion:** Move to enter Executive Session at 8:40 p.m.

By: Pattee

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Jobbagy, Marek, Pattee

Against: None

Abstain: None

**Motion:** Move to exit Executive Session at 9:25 p.m.

By: Genovese

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Jobbagy, Marek, Pattee

Against: None

Abstain: None

#### **DECISIONS:**

**Motion:** The Coventry Planning and Zoning Commission approves application #16-01 Resubdivision application of Charles A. Brown of lots 3, 4, 5, 6, and 9 on Windy Hill Road (June Maynard Subdivision) – (Assessor’s Map 11, Block 29, Lots 26c, 26d, 26e, 26f and 26g) CA Zone.

With the following condition:

Staff shall review the final plans to ensure compliance with Staff’s comments.

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

**Motion:** The Coventry Planning and Zoning Commission approves the waivers

requested for application #16-01 in the letter dated January 11, 2016.

By: Pattee

Seconded: Jobaggy

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

**Motion:** The Coventry Planning and Zoning Commission approves Subdivision extension request of Kebalo for Hampshire Meadow Subdivision – Skinner Hill Road for a period of four years and with a new expiration date of April 12, 2019.

By: Marek

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

**Motion:** The Coventry Planning and Zoning Commission proposes carry the existing slate of Commission officers for 2016.

By: Genovese

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

**ADJOURNMENT:**

Giglio adjourned the meeting at 9:25 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.