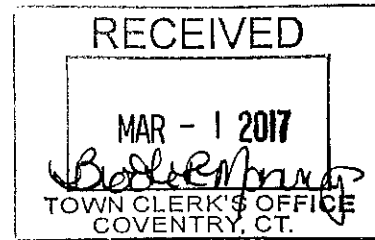


**Coventry PZC
Meeting minutes
February 27, 2017**



Call to order:

By: Giglio. Time: 7:02 Place: Town Hall Annex

Roll Call:

Giglio X
Jobbagy X
Pattee X
Pollansky
Marek X
Genovese X
Hall X
Burrington X
Trott X

Genovese seated for Pollansky.

Audience of Citizens:

None.

Pollansky arrived at 7:05, Genovese was unseated.

Adoption of Minutes:

Motion: To approve the minutes of the February 13, 2017 meeting.

By: Pollansky Seconded: Jobbagy

With the following corrections:

: Page 2 last paragraph, last sentence. Add a comma after 'meant to...'

Motion carried with the following vote:

Unanimous approval.

Communications:

1. The Chronicle ~ article on senior housing.

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The article was distributed to the Commission. A question was raised about the Housing Authority being a candidate for a potential project. Christine mentioned she spoke with Laurie Pinkston about this subject recently.

Staff Reports:

1. Land use activities. Nothing to report at this time.
2. POCD - Housing ~ Darby, Christine, and Bill are willing to serve on a subcommittee to review sections on a month to month basis which can be brought to the Commission for review and comment. The housing section will be the first one reviewed.
3. Blight Enforcement report and map ~ Mason Perrone has prepared a yearly update of blight enforcement activities, which was distributed to the Commission.
4. Verizon tower proposed on Skungamaug Golf Course. A public meeting has been scheduled for March 27 with PZC. IWA has been invited. A balloon viewing of the location has been scheduled for tomorrow morning. Eric will be visiting the area to view the balloon.

Enforcement:

No comment at this time.

Acknowledgements:

1. Resubdivision of land of T and S of CT, LLC. South Street, map 27, block 42, lot 25. GR 80 Zone.

Public Hearings:

None

Site Plan Reviews:

None

Old Business:

1. 8~24 CIP review

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Christine noted the importance of the Booth Dimock Library for the community, which is going to be the subject of a referendum. The water tower at the municipal complex/schools was also noted as important. The sewer treatment plant upgrade is being noted, although it is a large investment.

Typically, the Commission makes priority recommendations for the CIP.

Motion: The Coventry PZC recommends that the Town Council proceed with the CIP Budget FY 2017 - 2018 to FY 2022 - 2023 as proposed pursuant to CGS 8~24.

With the following comments/recommendations:

Prioritize the library, water tower and treatment plant upgrade.

By: Pattee Seconded: Pollansky

Motion carries with the following vote:

Unanimous decision.

2. 8~24 Purchase of town owned property on Knollwood Drive and Daly Road.

Eric provided an update on the review of the request. The Town Engineer agreed that a site line and/or construction easement on the Daly Road lot would be prudent if an intersection project occurs in the future.

Motion: The Coventry PZC recommends that the Town Council sell the following properties to the owner of 210 Daly Road: Knollwood Drive Map I, Block K1, Lots 1 and 3, pursuant to CGS 8~24. The Commission also recommends that the consideration be made for a site line and/or construction easement be placed on the Daly Road lot if in the future work is required to the intersection of Knollwood Drive and Daly Road.

By: Pollansky. Seconded: Marek

Motion carries with the following vote:

Unanimous decision.

New Business:

3. Preliminary discussion with Andrew Bushnell regarding proposed subdivision of Crossen property on South Street.

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Andrew Bushnell and Tom Crossen were both present.

The subject property is a +/- 9 acre parcel that was subject of a free split prior. A 3 lot subdivision is proposed of between 2.47 and 3.75 acres. The larger lots are hoped to enable the keeping of livestock and be consistent with the vicinity.

A traditional subdivision has been submitted instead of an open space subdivision.

A conservation easement is proposed along the northerly and westerly borders in order to provide a buffer to the GH Robertson School and neighboring residents. Additional plantings in the easement will be performed by the owner. Stone wall disturbance will occur with the driveways and the stones will reused on site, for example, as wing walls for the driveway entrances.

There are no wetlands on site according to the soil scientist.

The Health District has determined septic suitability for 3 lots.

The lot has been cleaned up from invasive species by the owner.

The letter of waivers has been submitted and was reviewed. A review of the environmental study is requested due to the fact that no State Species of Special Concern exist, there are no wetlands on site and the property has a long history of being farmed. The State Archaeologist is investigating the site and will provide a report.

The Commission is amenable to the waivers proposed as well as acknowledging the formal application tonight.

Adjournment:

Giglio adjourned the meeting at 7:50 PM.

Respectfully submitted,

Eric M. Trott
Director of Planning and Development