

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, MARCH 14, 2016**

CALL TO ORDER:

By: Giglio

Time: 7:01p.m.

Place: Conference Room B

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Christine Pattee, Secretary	X	
	Darby Pollansky	X arrived at 7:08	
	Ed Marek	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Steven Hall	X	
	Brent Genovese	X	
OTHER:	Eric Trott, Town Planner	X	

Hall was seated for Pollansky until her arrival.

AUDIENCE OF CITIZENS:

Kevin Plante, South Street – requested an update on 47 Ross Street with questions regarding the slight expansion to the size of the structure, with two dwellings on the property will the dwellings be rented out to one or two separate parties, and if the property would have one or two addresses.

Pollansky unseated herself during this discussion.

Staff indicated ZEO is working with the owner to bring him into compliance with the proper permits in place. The property is a grandfathered, non-compliant one with the existing two structures and the space between them. Zoning does not address the questions about how many parties this might be rented to or how the street addressing works. However, Staff would not expect that to change.

ADOPTION OF MINUTES:

Motion: Move to approve the minutes of the February 22, 2016 meeting.

With the following correction:

- On page 3 of 6, under Tricia Terrance statements – remove “even” at the end of the paragraph.

By: Pollansky

Seconded: Jobbagy

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

COMMUNICATIONS:

1. Zoning Referral – CRCOG – Town of Andover - POCD

Staff had no comments to add.

STAFF REPORTS:

1. Land Use Office –staff/office activities

The Route 31 curve project has been started. There is to be a public forum in the Town Hall Annex on March 21, 2016 at 9:00 a.m. for the local businesses. The barn building is to be conveyed to the Town with plans for adaptive re-use.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

PUBLIC HEARINGS:

1. #16-02ZR – Zoning regulations amendment petition of Atty. Richard Conti, agent for Derek Pacheco, requesting amendment to Section 4.06.01e – building and structures, pertaining to residential automobile garages.

Atty. Conti was present. He reminded the Commission of the preliminary discussion in December regarding this matter. The request is to address the issue of the 3,000 sq. ft.

maximum for accessory structures and the inconsistencies in the regulations regarding the language of motor vehicles and automobiles. Staff and the Town Attorney have reviewed the suggested language.

Staff added that the Town Attorney has made some suggest language changes.

Genovese asked why the amendment is necessary. As currently written the regulations allow for a 6,500 sq. ft. accessory building. When does an outbuilding become a residential garage? Genovese does agree with properly defining the two terms in question.

Staff replied that his interpretation and the current language does not agree with Genovese's interpretation that the current regulations are adequate in this situation. A 3,600 sq. ft. building is already in place on the owner's property. Interpretation of the current regulations allow for 3,000 sq. ft. to be used for motor vehicles; the other 600 sq. ft. can be used for another purpose. Mr. Pacheco now wants to use the entire space for motor vehicles. PZC needs to understand what is being done inside the building to be sure public health, safety, and welfare are not being jeopardized.

Staff indicated this discussion has brought forward many different manipulations and would like to take these back Town Attorney before brining them back to Attorney Conti and the Commission.

The hearing is continued.

SITE PLAN REVIEWS:

None

OLD BUSINESS:

1. 8-24 recommendation – Capital Improvement Program Budget

NEW BUSINESS:

1. Discussion with Library Expansion Committee about library parking requirements.

Staff indicated the Town Council is examining the expansion of the library. The suggested parking dynamics would not be sufficient.

Tom Timberland, 1194 Main Street, Library Expansion committee and VP of Board of Directors of the library and Kristi Sadosky, Library Director, were present.

The proposal for the library expansion increases the size of the library by 8,000 sq. ft. to 20,000 sq. ft. Based on this size and the inclusion of a Committee Room that have 125 seats, Mr. Timberland is suggesting 76 parking spaces. The site plan shows 64 parking

spaces. There is a municipal lot across the street with 17 parking spaces. The site plan also shows, in red, some areas on the library property for a few additional spaces.

Ms. Sadosky indicated that the staff now parks across the street. Story time creates a lot of traffic. The maximum parking demand is very much event driven.

DECISIONS:

Motion: The Coventry Planning and Zoning Commission supports the research and conclusions for parking requirements in regards to the library expansion project.

By: Pattee

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council proceed with the Capital Improvement Program Budget as proposed, but offers the following recommendations: Recreation improvements, the Library expansion, and Open Space acquisition are high priorities for the Planning and Zoning Commission.

By: Jobbagy

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

EXECUTIVE SESSION:

1. To discuss pending litigation.

Motion: Move to enter Executive Session at 9:25 p.m. to discuss pending litigation.

By: Genovese

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

Motion: Move to exit Executive Session at 9:34 p.m.

NOTE: Pollansky left the meeting at 9:30 p.m. prior to the conclusion of Executive Session.

By: Genovese

Seconded: Marek

Motion carried with the following vote:
For: Giglio, Jobbagy, Marek, Pattee
Against: None
Abstain: None

ADJOURNMENT:

Giglio adjourned the meeting at 9:34 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.