

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, MARCH 28, 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	
	Ed Marek		X
ALTERNATE MEMBERS:	Bob Burrington	X	
	Steven Hall	X	
	Brent Genovese	X	
OTHER:	Eric Trott, Town Planner	X	

Genovese was seated for Marek.

AUDIENCE OF CITIZENS:

None

ADOPTION OF MINUTES:

Motion: Move to approve the minutes of the March 14, 2016 meeting.

With the following corrections:

On page 3 of 5, second paragraph – change “suggest” to “suggested”.

On page 3 of 5, fifth paragraph – change “brining” to “bringing”.

On page 4 of 5, last paragraph, second sentence – after “that” add “will”.

By: Pollansky

Seconded: Pattee

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Genovese, Pattee

Against: None

Abstain: None

COMMUNICATIONS:

1. Land Use Office –staff/office activities

Staff reminded the PZC of some discussions a few years ago regarding work-force style housing for such as living wage earners, empty nesters, single parents, etc. At the time, concerns were about density and infrastructure. Since that time other towns have gone forward with projects so there is more experience to look at as examples. The Partnership for Strong Communities would like to speak to the PZC again. Staff sees this subject as a possible consortium meeting agenda item.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

- 1. #16-03S – Special Permit Application of CT Water Company for pump station improvements at 101 Nathan Hale Drive (Assessor’s Map T, Block 4, Block 8) – GR40 Zone.**

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.**

Richard Conti, representative for the applicant, was present.

Staff took the Commission’s comments from the previous meeting and met with the Town Attorney. The proposed language now uses motor vehicles throughout. Dimensional standards were removed. The Special Permit review gives the PZC discretion with each application in regards to lot size, building size, proximity and view to neighbors, etc.

Attorney Conti reviewed the memo and proposed language prior to the meeting. The owner is amenable to this language.

The hearing was closed at 7:26

SITE PLAN REVIEWS:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

DECISIONS:

Motion: The Coventry Planning and Zoning Commission approves application #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, as per the revised version dated March 28, 2016.

The proposed amendment is consistent with the Plan of Conservation and Development, specifically, the Long Range Planning section, recommendation #1 and #4 on page 1-8.

The effective date of the amendment shall be April 22, 2016.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Genovese, Pattee

Against: None

Abstain: None

ADJOURNMENT:

Giglio adjourned the meeting at 7:40 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.