

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, APRIL 25, 2016**

CALL TO ORDER

By: Giglio

Time: 7:02 p.m.

Place: Town Hall Annex

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Christine Pattee, Secretary	X	
	Darby Pollansky	X arrived at 7:27	
	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 and remained seated through the vote on Hottenstine – 8-24.

AUDIENCE OF CITIZENS:

None

ADOPTION OF MINUTES:

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

By: Pattee

Seconded: Marek

Motion carried with the following vote:
For: Giglio, Hall, Jobbagy, Marek, Pattee

Against: None
Abstain: None

COMMUNICATIONS:

1. Land Use Office –staff/office activities

Eastern Highlands Health District Healthy Communities Toolkit pamphlet was distributed.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

- 1. #16-04S – Special Permit application of Daniel Lagosh to construct a single family residence on a nonconforming lot; property located at 66 Beaver Trail (Assessor Map Q, Block F1, Lot 11) LR Zone.**

PUBLIC HEARINGS:

None

SITE PLAN REVIEWS:

None

OLD BUSINESS:

1. CNG natural gas extension offer – Town Council referral

Staff began that materials relative to this proposal were handed out at the last meeting. The Town Council has asked the PZC for reflections, guidance, and thoughts about the matter.

Pattee spoke in favor of the pipeline. Based on her background and need to look at energy policies, she feels the town would benefit from the gas pipeline. Natural gas is an important source of fossil fuel and the best way to transition from coal and then to greener sources. The immediate health effects from natural gas emissions is quite low compared those of coal.

Jobby would like to see the Town and CNG provide an informational packet to the home owners that would have the pipeline buried in their front yards.

Burrington did not see anything about a shut-off valve being part of the pipeline that runs through town. Jobbagy believes there is one at Mansfield Depot.

Giglio has concerns that CNG can actually supply the gas at all times. There is a history of CNG cutting off the gas to commercial users in times of shortages. Would the town facilities be considered commercial?

Hall is in opposition to the proposal primarily because of the large expenditure. He does not like the narrow decision window and is concerned about the pending State budget cuts this year and in future years. This seems like a non-essential expenditure to him.

Marek did not see estimated cost information for home owners to connect and convert to natural gas. Over the long haul he feels this would be a good conversion for the town facilities. Pattee noticed there was extensive discussion about these economic issues in the Town Council minutes.

Staff mentioned that there was some positive response from home owners along the pipeline that were notified.

2. 8-24 referral – Town purchase of community parking lot property next to 1145 Main Street.

The town has held a lease to allow for a community parking lot that was constructed with a grant some years ago. With a few years left on the lease there is now the opportunity to purchase the lot, which would have the ongoing use of community parking. This is convenient to nearby businesses and the library. The lot is between the former Methodist Church and vet clinic.

Barbara Evans, 151 Pine Lake Drive, shared some information about the dog pound.

NEW BUSINESS:

Motion: Move to add discussion regarding Barn-side Advertising to the agenda as New Business, Item 1.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Pattee

Against: None

Abstain: None

1. Memo from Christine Pattee regarding Old fashioned 'barn-side advertising'.

Pattee wishes to gauge the PZC interest in investigating the possibility of revising the regulations regarding business signage with the Town Attorney. The business owner would have to own the building. She does not see that there would be many places in town where this could be applied.

Marek is against allowing this type of advertising.

Pollansky is in favor of having the Town Attorney with the stipulations Pattee mentions in the memo, such as, business owners could not lease a building side for this purpose. She does see an issue with defining what is tasteful.

Hall mentioned how it would be determined what would constitute a “nice” mural. An ugly mural would be a visual irritant to him.

Barbara Evans, 151 Pine Lake Drive, is thinking about the future and censorship areas – what if a business was advertising for something that the Town does not morally agree with.

Giglio feels there is the larger questions of how the Town would regulate the advertising, including the maintenance of the sign.

Burrington thinks that there are more up-to-date ways to advertise a business than with this old-fashioned concept.

Staff mentioned that the largest size sign allowed by regulations is 1.5 times the square footage of the linear width of the wall facing the street. Jobbagy is comfortable with the current regulations.

Pattee agreed to pause this discussion with the PZC and bring it to the Economic Development Committee to seek their opinion.

DECISIONS:

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council pursue the offer of CT Natural Gas to extend a pipeline into the town from Mansfield Depot to the Town facilities located on Ripley Hill Road and Main Street.

The Commission also offers the following comments: Included in the April 25, 2016 meeting minutes.

By: Pattee

Seconded: Jobbagy

Motion carried with the following vote:

For: Jobbagy, Marek, Pattee

Against: Giglio, Hall

Abstain: None

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council pursue the purchase of the property located at 1145 Main Street, which currently serves as a municipal parking area, pursuant to CGS 8-24.

By: Pattee

Seconded: Marek

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

ADJOURNMENT:

The meeting was adjourned by Giglio at 8:06 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.