

**COVENTRY ZONING BOARD OF APPEALS  
MINUTES  
REGULAR MEETING OF TUESDAY, MAY 17, 2016**

**CALL TO ORDER:**

By: Chicoine

Time: 7:01 p.m.

Place: Town Hall Annex

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
REGULAR MEMBERS:	Raymond Chicoine, Chairperson	X	
	Carol Chipkin	X	
	JoAnn Watson, Vice Chairperson		X
	William Riordan, Secretary	X	
	Claire Twerdy		X
ALTERNATE MEMBERS:	Stephen Curtiss		X
	Suzanne Pollinger		X
	William Bonney	X	
OTHER:	Mason Perrone, Zoning Enforcement Officer	X	

Bonney was seated for Watson.

**READING OF LEGAL NOTICES:**

Riordan, Secretary, read the legal notice.

**EXPLANATION OF PROCEDURES**

Chicoine, Chairperson, explained the procedures to the public.

**PUBLIC HEARINGS:**

- #16-05Z – Application of Close, Jensen, & Miller, P.C., applicant Martin F. Pietrycha, owner, requesting a variance of Section 4.01 to allow for a lot line revision between two nonconforming lots at 242 Pine Lake Drive (Assessor’s Map S, Block 1, Lot A1-2) and 226 Pine Lake Drive (Assessor’s Map S, Block 5, Lot 1) LR Zone.**

The signed purchase and easement agreement letter was in the Member's packet.

Riordan noted the agreement specifies the variance is confined to for maintenance of the leeching fields. He asked if structures could be put on the parcel. Staff replied not at this time.

Bonney asked why Mr. Pietrycha applied for the variance and not Wells Fargo. Staff indicated because Pietrycha has the larger parcel deeding the land back to Wells Fargo

The mylar will be filed along with the deeds with the Clerk's office. Future records will indicate the parcel is part of 226 Pine Lake Drive.

The hearing was closed.

**Motion:** Move to approve #16-05Z – Application of Close, Jensen, & Miller, P.C., applicant Martin F. Pietrycha, owner, requesting a variance of Section 4.01 to allow for a lot line revision between two nonconforming lots at 242 Pine Lake Drive (Assessor’s Map S, Block 1, Lot A1-2) and 226 Pine Lake Drive (Assessor’s Map S, Block 5, Lot 1) LR Zone. revision.

By: Chicoine

Seconded: Chipkin

For: Chipkin, Riordan, Chicoine, Bonney

Against: None

Abstain: None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. Approval of Minutes – April 19, 2016 meeting**

**Motion:** To approve the minutes of the April 19, 2016 meeting.

With the following corrections:

- On page 2 of 3, Item 2, first paragraph, third sentence – change “for” to “were”.
- On page 2 of 3, Item 2, second paragraph, third sentence – change “Well” to “Wells”.

By: Chipkin

Seconded: Riordan

For: Chipkin, Riordan, Chicoine, Bonney  
Against: None  
Abstain: None

**ADJOURNMENT:**

**Motion:** Move to adjourn at 7:09 p.m.

By: Chipkin

Seconded: Bonney

For: Chipkin, Riordan, Chicoine, Bonney  
Against: None  
Abstain: None

Respectfully Submitted,

**Yvonne B. Filip**

Yvonne B. Filip, ZBA Clerk

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next Board meeting. Please see the next Board meeting minutes for approval or changes to these minutes.