

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
REGULAR MEETING MONDAY, JUNE 13, 2016**

**CALL TO ORDER**

By: Giglio

Time: 7:02 p.m.

Place: Town Hall Annex

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Christine Pattee, Secretary		X
	Darby Pollansky	X	
	Ed Marek	X	
<b>ALTERNATE MEMBERS:</b>	Bob Burrington	X	
	Steven Hall	X <small>arrived at 7:07</small>	
	Brent Genovese	X	
<b>OTHER:</b>	Eric Trott, Town Planner		X

Burrington was seated for Pattee.

**AUDIENCE OF CITIZENS:**

None

**ADOPTION OF MINUTES:**

**Motion:** Move to approve the minutes of the May 9, 2016 meeting.

By: Pollansky

Seconded: Jobbagy

Motion carried with the following vote:

For: Giglio, Pollansky, Jobbagy, Marek, Burrington

Against: None

Abstain: None

**COMMUNICATIONS:**

1. **Zoning referrals- CRCOG – Columbia update to POCD; Mansfield zoning test amendments.**

**STAFF REPORT:**

1. **Land Use Office –staff/office activities**

None

**ENFORCEMENT:**

None

**ACKNOWLEDGEMENTS:**

None

**PUBLIC HEARINGS:**

1. **#16-05S – Special Permit of Marylou Breen to create a new rear lot via a free split of an existing lot; property located at 696 Flanders Road (Assessor Map 28, Block 54, Lot 16) GR40 Zone.**

Joseph Boucher of Towne Engineering, Inc. was present. The signed affidavit indicating the sign was posted was shown to the Chairman.

The entire parcel is 24.87 acres. Parcel A will be 3.09 acres and Parcel B will be 21.78 acres. This free split is being used to create the rear lot. The rear lot has always had road frontage of 33.5 feet. There is no possibility of re-subdividing the larger lot; the owner acknowledges this.

**Audience of Citizens:**

None

The hearing was closed.

**SITE PLAN REVIEWS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. Preliminary discussion with Bidwell Village developer to review special permit application to modify current approval – storm water management, fire suppression.**

Attorney David Barry, representing the developer, Tom Boyle, of the development team, Jerry Hartisey, the engineer on the project, were present. A cover letter in Member's packet gave an overview of this project's history.

Attorney Barry indicated they will be at the next PZC meeting requesting approval of a new drainage plan utilizing natural rain gardens. In addition, there will be enhanced landscaping to buffer some properties.

The original storm water management called for three groups of 5' diameter pipes of 90-100 feet in length. The proposed system of a series of detention ponds will be more efficient, easier to maintain, and a better plan environmentally. On the north side of the project there will be a series of six small ponds spilling into one another. There will be a long shallow pond on the south side because of the land contours. The homeowner's association is responsible for the maintenance of the detention ponds.

The last ponds outlets near the stonewall and into a wetlands area. This is a large wetland complex that goes behind the library and down to School Street where there are buried culverts.

The ponds are not intended to hold water more than 24 hours. The ponds maximum depth is 3'. These have been designed for a 100-year storm. Last 6" of water will percolate into the ground.

**DECISIONS:**

**Motion:** The Coventry Planning and Zoning Commission approves application #16-05S – Special Permit of Marylou Breen to create a new rear lot via a free split of an existing lot; property located at 696 Flanders Road (Assessor Map 28, Block 54, Lot 16) GR40 Zone.

With the following conditions:

The waiver requests are granted as not requiring an A-2 survey on the rear portion of the lot and not requiring that slopes greater than 15% on the rear portion of the lot be shown on the plans.

Reason for the decision:

The application complies with the applicable criteria.

By: Jobbagy

Seconded: Pollansky

Motion carried with the following vote:

For: Jobbagy, Marek, Burrington, Pollansky, Giglio

Against: None

Abstain: None

**ADJOURNMENT:**

The meeting was adjourned by Giglio at 7:46 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.