

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
REGULAR MEETING MONDAY, JULY 11, 2016**

**CALL TO ORDER**

By: Giglio

Time: 7:00 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
	Brent Genovese		X
<b>OTHER:</b>	Eric Trott, Town Planner	X	

**AUDIENCE OF CITIZENS:**

None

**ADOPTION OF MINUTES:**

**Motion:** Move to approve the minutes of the June 13, 2016 meeting.

With the following correction:

- On page 3 of 4, New Business Item 1, fourth paragraph – change the first sentence to read “The last pond’s outlet is near the stonewall and flows into the wetlands area.”

By: Pollansky

Seconded: Jobbagy

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

### **COMMUNICATIONS:**

#### **1. Zoning referrals - CRCOG – Vernon – zoning text amendment.**

Jobbagy noted with interest that Vernon is adding a new zone for automobile sales overflow parking.

### **STAFF REPORT:**

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

- The decision, rendered on July 1, 2016, of Trepkus vs. the PZC was provided for the Members. The zoning map can now be modified.
- Pollansky would like to know what, if anything, can be done regarding the stream that runs underground on private property on School Street and then to Main Street and Woods Lane before resurfacing. Peter McCarty, 22 School Street, has noted that the culvert is inadequate. This owner also stated that staff from DPW and the Town Engineer have been on-site. The Town is responsible for the run-off from School Street that enters the underground culvert on McCarty's property. There is nothing in the land records that delineates responsibility of the culvert.

Staff will meet with the Town Engineer to receive information about these meetings. The culvert chambers could be over 100 years old.

### **ENFORCEMENT:**

None

### **ACKNOWLEDGEMENTS:**

None

### **PUBLIC HEARINGS:**

- 1. #16-06S – Special Permit of Bidwell Village, LLC, approval and completion of residential condominium development; property located at 94 Stonehouse Road (Assessor Map L, Block 61, Lots 6, 8, 32, 32A) GR 40 Zone.**

Staff indicated this is a unique application divide between the Special Permit and Site Plan Review for the same property and each will be treated separately.

Attorney Dave Barry, representing Bidwell Village. Jerry Hartistie, Engineer, and John Alexstopolous, Landscape Architect, and Tom Boyle, developer, were present.

The green cards and affidavits turned in.

Mr. Barry began the presentation indicating there are three modifications to the approved plans that are being sought.

1. Approval of a new storm water drainage system using natural rain gardens rather than the underground design.
2. Location of the fire-suppression system being moved to the back of the project.
3. The addition of landscaping elements to screen the adjacent homeowners.

The Town Engineer and Inland Wetlands Agency have approved the new storm water management design. The Conservation Commission feels the above-ground system is better than the previous design. It will also be better from a maintenance viewpoint in that it can be seen at all times and cleaned or otherwise maintained when necessary. The homeowner's association has agreed to the maintenance plan and included this in their By-laws.

Pattee noted a posted sign when driving through the development that read "Danger, Shooting Range" and asked for additional information. The area at the end of the road looks very wooded. Hartistie indicated there is no protection such as an embankment; the landscaping buffer will provide visual screening. Tom Boyle indicated the setback is at least 50' to the property line and the topography drops off at the line. He spoke to the police about this and it is clearly not a shooting range, rather it is a private target shooting area. The homeowners are shooting in the opposite direction of the property line drop off. This area is about 130' away from the property line.

**Audience of Citizens:**

Ed Ladoyt, 93 School Street and Main Street – His concern is about any increase of runoff into the brook. This brook flows behind the library and goes below ground at School Street. Properties are affected by high water flow where the brook goes underground, sometimes to the point of water plumbing out from the ground. Hartistie indicated there will be no increase in the amount of water flowing into the brook.

Peter McCarty, 22 School Street - Indicated his property is the point that the stream goes underground. The path of the stream bisects his property. Eventually, the stream flows through underground pipes into the wetlands complex behind Bea's. During extreme storms it has come above ground. There are small sinkholes in his yard because of this.

Tim Timberland, 1194 Main Street – Is the homeowner to the south and east of the property. His concern is about the maintenance of the rain gardens. Staff replied that this has been added to the Association By-laws, which will be the first layer of protection. Bonding cannot be required for this activity per statutes. Storm water management regulations require that maintenance does occur. If it does not occur it is an enforceable action. Timberland is also concerned that a 40' swath of trees may be cut down and

replaced with a few trees. He reported that fewer trees were planted than what was proposed and approved by the PZC for the first phase. Staff indicated that he will investigate this. Staff asked the Landscape Architect to mark any existing trees that could be safely left in place.

The hearing was closed.

### **SITE PLAN REVIEWS:**

#### **2. #16-06S – Site Plan Review of Bidwell Village, LLC, approval and completion of residential condominium development; property located at 94 Stonehouse Road (Assessor Map L, Block 61, Lots 6, 8, 32, 32A) GR 40 Zone.**

Dave Barry requested that the earlier record be carried forward to the matter. This is to include the testimony and documents for consideration as discussed and presented during special permit hearing.

Staff indicated he recalls seeing details about the gazebo design. He will look through the entire file when in the office. Tom Boyle stated the plan is to have a gazebo with benches and a roof. There will be no electric, no water, nor screening. He does not recall having a specific design, but has no problem with receiving suggestions from Staff. Staff suggests Boyle view the new gazebo that has been placed at the Mill Brook Park.

Staff noted that the fire suppression tank location is not indicated on the latest set of plans. This must be added. Jerry Hartistie agreed and answered a question from PZC that the tank is not installed, as yet; it will have a 15,000-gallon capacity and will be filled at the time of installation. After that point, the Fire Marshall takes over responsibility for it.

The review of the site plan was closed.

### **OLD BUSINESS:**

None

### **NEW BUSINESS:**

None

### **DECISIONS:**

**Motion:** The Coventry Planning and Zoning Commission approves application #16-06S – Special Permit of Bidwell Village, LLC, for approval and completion of residential condominium development; property located at 94 Stonehouse Road (Assessor Map L, Block 61, Lots 6, 8, 32, 32A) GR 40 Zone.

With the following conditions:

- Staff shall inspect the landscaping plants for Phases I and II for adherence to the approved plan and applicant shall correct if not in compliance.

Reason for the decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Jobbagy, Marek, Pattee, Pollansky, Giglio

Against: None

Abstain: None

**Motion:** The Coventry Planning and Zoning Commission approves application #16-06S – Site Plan Review of Bidwell Village, LLC, for approval and completion of residential condominium development; property located at 94 Stonehouse Road (Assessor Map L, Block 61, Lots 6, 8, 32, 32A) GR 40 Zone.

With the following conditions:

- The PZC Signature Block must be on each Mylar sheet.
- The location of the fire-suppression tank is to be added to the plans.
- Staff shall review and approve the final plans
- The final detail of the gazebo is to be determined per previously submitted documentation.

Reason for the decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Jobbagy, Marek, Pattee, Pollansky, Giglio

Against: None

Abstain: None

### **ADJOURNMENT:**

The meeting was adjourned by Giglio at 8:43 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.