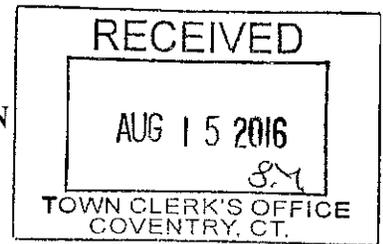


**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
REGULAR MEETING MONDAY, AUGUST 8, 2016**



**CALL TO ORDER**

By: Giglio

Time: 7:00 p.m.

Place: Town Hall Annex

**ROLL CALL:**

		PRESENT	ABSENT
<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	

Burrington and Hall seated for Pattee and Marek.

**AUDIENCE OF CITIZENS:**

None

**ADOPTION OF MINUTES:**

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

With the following corrections:

- On page 3 of 6, first sentence – changed “divide” to “divided”.
- On page 3 of 6, third paragraph – add “were” after “affadavits.
- On page 3 of 6, fifth paragraph, third sentence – change “maintain” to “maintained”.

By: Burrington

Seconded: Hall

Motion carried with the following vote:

For: Giglio, Burrington, Hall, Jobbagy

Against: None

Abstain: None

**COMMUNICATIONS:**

1. Referral from the Town of Mansfield was received about a moratorium on multi-family housing while they work on those regulations.
2. Town Manger Elsesser met with Eversource about the right-of-way improvements along the power lines. There was no prior communication with the Town or the property owners about this work. The work done was clearing and access improvements. Eversource is going before the Connecticut Siting Council about replacing the wood poles with metal one. The poles may get a bit taller and a bit wider.
3. Email from John Elsesser was given to the PZC regarding CTfastrack east to UConn via Route 44.

**STAFF REPORT:**

1. Land Use Office –staff/office activities

**ENFORCEMENT:**

None

**ACKNOWLEDGEMENTS:**

None

**PUBLIC HEARINGS:**

None

**SITE PLAN REVIEWS:**

None

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **1. Preliminary discussion regarding proposed subdivision development of Sanderson property – Brigham Tavern Road Extension.**

Kenneth Pudeler of Pudeler Engineering was present. He is the engineer on the project. This proposal has a tie-in to the Ziegler Woods subdivision. Five of the lots were offered to Mr. Sanderson that he bought and are under a holding corporation. This was to gain access to the back of his 160 acres. The frontage is all on Brigham Tavern and Brigham Tavern Extension.

Staff provided some history regarding the discussions about this property. These have been ongoing since 2012. Some options and scenarios included large scale road development, but the soils and topography made this unreasonable. It was decided the value of this design is to market the fewer large lots as trophy lots using a common driveway implementation instead of a road. Staff remarked that the next step for the owner would be to show that the soils are feasible for septic systems at the house locations.

Design continues to evolve. Open Space regulations state that 10% - 20% of the property must be permanently protected open space. The open space will be contiguous with the Maynard subdivision and include trails. There will be some lots off of Riley Mountain Road and two lots off of Brigham Tavern Extension. The owner does not want to build a cul-de-sac. Town Engineer provided a memo about the deficiencies his review found regarding the current condition of Brigham Tavern Extension. Pudeler indicated that the lots off of Brigham Tavern Extension may be dropped if road improvements are required.

### **2. Flanders Woods Condominium Development – request of extension of time to complete project.**

Mark Lavitt, 803 Flanders Road, was present.

Staff provided a letter from the attorney representing the owner and developer that gives information and the activities that have taken place.

Mr. Lavitt asked if this is a one-time extension. Staff replied that additional extensions can be requested if needed.

### **3. Desiato Gravel Pit – Old Eagleville Road – request of extension of time to extract material from remaining phase 7.**

Mr. Phil Desiato was present and indicated that 2"-3" round stone for building gardens and plantings on rooftops is being extracted.

Staff reminded the Members that every couple of years Desiato asks for an extension. All of the previous phases have been reclaimed and are in order. Mansfield was notified with no response received. The Town holds a bond for the remaining work. The site review was positive. There is very little activity; the property is kept in great condition.

An acre from the previous phases has been sold to CT Water. They've drilled some test wells. When phase 7 is complete Desiato will likely sell off lots.

**4. Windy Hill Resubdivision – Woodmont Drive/Riley Mountain Road – request of time to file mylars.**

**5. Lillian Woods Subdivision – Cedar Swap Road – request of extension of time to complete development.**

Staff indicated the subdivision extension is to complete the public improvements of the subdivision. This was approved in 2007. The five-year approval expired in 2012. The current request is for a six-year extension bringing it to October 7, 2018.

**DECISIONS:**

**Motion:** The Coventry Planning and Zoning Commission approves the request of OMS Development, LLC to extend the timeframe to complete the Flanders Woods Condominium for a period of three years for an ending date of July 12, 2017.

By: Hall

Seconded: Jobbagy

Motion carried with the following vote:

For: Giglio, Burrington, Hall, Jobbagy

Against: None

Abstain: None

**Motion:** The Coventry Planning and Zoning Commission approves application #06-07E Special Permit of Phil Desiato to continue the extraction of gravel in Phase 7; property located Old Eagleville Road (Assessor Map 42, Block 51, Lot 3) River Aquifer Zone.

The Commission also approves the waiver of the mylar filing requirement since one already exists in the Land Records.

Reason for Decision:

The application complies with the applicable criteria.

By: Jobbagy

Seconded: Burrington

Motion carried with the following vote:

For: Giglio, Burrington, Hall, Jobbagy

Against: None

Abstain: None

**Motion:** The Coventry Planning and Zoning Commission approves the request of Charles Brown to extend the timeframe to file the subdivision mylars for an additional period of 90 days for the Windy Hill Subdivision.

By: Hall

Seconded: Jobbagy

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

**Motion:** The Coventry Planning and Zoning Commission approves the request of Don Harwood to extend the timeframe to complete the Lillian Woods Subdivision for a period of six years with ending date of October 7, 2018.

By: Jobbagy

Seconded: Hall

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

**ADJOURNMENT:**

The meeting was adjourned by Giglio at 8:14 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.