

**COVENTRY PLANNING AND ZONING COMMISSION
MEETING MINUTES
REGULAR MEETING OF MONDAY, SEPTEMBER 12, 2016**

CALL TO ORDER:

By: Giglio **Time:** 7:00 p.m. **Place:** Town Hall Annex

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Chris Pattee, Secretary		X
	Darby Pollansky	X	
	Ed Marek	X	
ALTERNATE MEMBERS:	Brent Genovese	X	
	Stephen Hall	X	
	Bob Burrington	X	
OTHER:	Eric Trott, Town Planner	X	

Burrington was seated for Pattee.

Pattee arrived at 7:02 and was seated for Burrington.

AUDIENCE OF CITIZENS:

None.

ADOPTION OF MINUTES:

MOTION: Move to approve the minutes of the August 8, 2016 meeting.

By: Pollansky **Seconded:** Jobbagy

With the following corrections:

: Page 2, under Communications #2, ‘one’ should be ‘ones’; ‘Manger’ should be ‘Manager’.

: Page 4, under New Business #5, ‘Swap’ should be ‘Swamp’.

Motion carried with the following vote:

For: Unanimous

Against: None

Abstain: None

COMMUNICATIONS:

1. Zoning referrals from the towns of Mansfield and Tolland.

Genovese suggested that the Commission examine CRCOG's model regulation publication and the work of Mansfield to see if there are relevant sections that the Commission can consider to encourage housing diversity in Coventry. Staff will forward the referral with the link and investigate further.

STAFF REPORTS:

1. Flyer for 9-22-16 Economic Development Commission forum with CERC and the Town of Bolton.

The Commission is invited to attend the forum which will provide training on economic development related issues and will provide an opportunity to set goals and priorities with other land use boards.

ENFORCEMENT:

None.

ACKNOWLEDGEMENTS:

- 1.#16-08S – Special Permit application of Elisabeth Drouin to maintain chickens/turkeys on a parcel of less than 80,000 square feet in area; property located at 134 Lancaster Road (Assessor's Map C, Block 29, Lot 1118) GR 80 Zone.

PUBLIC HEARINGS:

None

SITE PLAN REVIEW:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Request of CIL Development, LLC to extend Special Permit approval #07-21SP for the Kenyon Falls project for a period of three years.

The Commission and Staff reviewed the letter that was submitted by CIL and clarified the timing of and the reasoning for the extension that is being requested.

MOTION: The Coventry Planning and Zoning Commission approves the request of CIL Development, LLC to extend the timeframe to complete the Kenyon Falls residential project for a period of three years. The new expiration date is September 10, 2018.

By: Pollansky

Seconded: Marek

Motion carried with the following vote:

For: Unanimous

Against: None

Abstain: None

2. Request of Andrew Ladyga to allow minor modifications to the site plan associated with Special Permit #10-02S for a motor vehicle dealer and repairer facility at 2812 Boston Turnpike.

Randy Becker, PE, Andrew and Alicia Ladyga were present.

The proposal involves the following:

: Add handicap parking space and personal vehicle parking area in motor vehicle sales lot.

: Move dumpster towards the Cedar Swamp Road entrance.

: Move Cedar Swamp Road entrance to the existing break in the stone walls and tree line.

Becker and Ladyga indicated that the additional handicap parking and other spaces are necessary due to the number of spaces provided and ADA requirements as well as the need for room for personal vehicle parking. The persimmon tree has damaged the personal vehicles by falling branches.

The dumpster is suggested to be relocated to provide better access to it and avoid disturbance to the persimmon tree.

The access on Cedar Swamp Road is suggested to be moved to utilize the existing break in the stone wall and tree line and reduce disturbance to the buffer.

Staff indicated that since the motor vehicle dealer use is no longer a permitted use, an expansion of an accessory component, such as parking, cannot be expanded further.

Staff inquired about options for the location of the dumpster that avoid moving it closer to Cedar Swamp Road and the abutting residences.

Staff indicated that the relocation of the Cedar Swamp Road access makes sense since it utilizes an existing break and reduces disturbance to the buffer.

The Commission discussed the parking issue at length and agreed that it would be best to maintain the previously approved parking arrangement and that the owner should investigate other personal parking options outside the business parking area. Staff will investigate the ADA parking requirements.

The Commission agreed with the dumpster relocation and buffering scheme since there did not seem to be any reasonable options.

The matter will be continued to the September 26 meeting to allow the applicant the opportunity to address the personal parking arrangement.

3. 8-24 Request of Julian Norwood and Kevin Gensic to purchase town owned land on Ireland Drive.

The applicant wishes to purchase the town owned property located on Ireland Drive (Assessor's Map Q, Block C, Lot 119) and annex it to their property to provide additional buffer and area for a garden. The adding of the town lot would make the applicant's lot more conforming to the zoning regulations.

There is another separate, contiguous town owned lot (Assessor's Map Q, Block C, Lot 121) that is considered merged with lot 119 and must be sold with lot 119.

MOTION: The Coventry Planning and Zoning Commission recommends that the Town Council sell the Town owned land located on Ireland Drive (Map Q, Block C, Lot 119) to the abutter – Norwood/Gensic. However, the adjacent Town owned land also on Ireland Drive (Map Q, Block C, Lot 121) must be conveyed with it since they are required to be merged by the Zoning Regulations. The purpose of the purchase is to make the existing residential lot more conforming to the Zoning Regulations, allow buffer to neighbors and provide additional yard area for a garden.

By: Pollansky

Seconded: Marek

Motion carried with the following vote:

For: Unanimous

Against: None

Abstain: None

ADJOURNMENT:

Giglio adjourned the meeting at 8:31p.m.

Respectfully Submitted,

Eric M. Trott
Director of Planning and Development