

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, OCTOBER 24, 2016**

CALL TO ORDER

By: Giglio

Time: 7:01 p.m.

Place: Town Hall Annex

ROLL CALL:

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

Hall was seated for Jobbagy.

AUDIENCE OF CITIZENS:

None

ADOPTION OF MINUTES:

Motion: Move to approve the minutes of the September 26, 2016 meeting.

With the following corrections:

- On page 2 of 7, Audience of Citizens, second sentence – add “of” between “number” and “vermin”.
- On page 3 of 7, George Yager comments, after the semi-colon – change “in” to “if”.
- On page 3 of 7, first Diane Vanscote comments, third sentence – change “chicken’s” to “chickens” and “wing” to “wings”.
- On page 3 of 7, Peggy Yager comments, first sentence – change “within” to without”.

- On page 5 of 7, Old Business, fifth paragraph – change “space” to “spaces”.
- On page 6 of 7, Decisions, first Motion, third bullet – change “space” to “spaces”.
- On page 6 of 7, Decisions, second Motion – change the period after “Map C” to a comma.

By: Pollansky

Seconded: Pattee

Motion carried with the following vote:

For: Giglio, Marek, Hall, Pattee, Pollansky

Against: None

Abstain: None

COMMUNICATIONS:

None

STAFF REPORT:

1. Land Use Office – staff/office activities

None

2. CRCOG – model zoning regulations – housing diversity and affordability

Sample regulations for Sustainable Land Use Code Project were included in the packets. Pattee asked for these from Staff.

3. Plan of Conservation and Development

The POCD is due for review by 2020. Staff feels a start in 2017 will allow time for the minor adjustments that may be necessary. The above-mentioned model regulations may help in determining the house diversity the PZC wants to encourage in Coventry.

4. Zoning map changes

The zoning map needs some modifications such as the expanded Commercial Residential area at Route 31 and Depot Road and the Windy Hills subdivision to GR 80 zone instead of Commercial Agricultural.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

PUBLIC HEARINGS:

- #16-09 – Resubdivision application of Donna Roberts/Michael Zagorski for a 2 lot family subdivision; property located at 271 Skyview Drive (Assessor’s Map 4, Block 12, Lot 4B1A) GR 80 Zone.**

Andrew Bushnell, Civil Engineer and Land Surveyor, was present to represent Donna Roberts. The green cards were turned in.

This property is almost sixty-five acres in size. The proposal is for two lots. One lot would be 7.64 acres in size; the other, 57.22 acres. Wetlands take up a large percentage of the property. One additional property may be able to be culled from this property in the future. There will be a common driveway for the lots from the cul-de-sac on Skyview Drive. This is a second generation wooded property with no houses currently existing. The soil testing has been approved by the health district. Lot 2 will be deeded to Ms. Roberts’ daughter, therefore, there are no open space considerations.

Staff explained that this is considered a traditional subdivision with no open space needing to be conveyed to the Town. The Family Subdivision regulation allows for a lot to be conveyed to family. The lot should remain in the family for some period of time, although no specific timeframe is detailed in the statutes, but it can be sold to a non-family member in the future.

Genovese asked if there is a way to protect the Skyview subdivision from this sixty-five-acre area becoming a 10-lot subdivision in the future. Bushnell indicated much of the land is not deemed suitable for building due to the wetlands complex and there is only enough frontage off of Skyview Drive for three lots. However, if other parcels are added from other surrounding areas the land may become feasible for additional lots.

There will be a letter on file from the owner indicating that she is conveying the other lot to her daughter for no consideration. The owner is amenable to any necessary wording.

Staff went over some of the points in his memo, including that some waivers are being requested.

Audience of Citizens:

Tom Phillips, 109 Skyview Drive – asked where the footing and driveway runoff would drain to. Bushnell indicated that it would sheet flow into the wetlands on the property not into the Skyview Drive storm water management system.

The hearing was closed.

SITE PLAN REVIEWS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary discussion Leo Papa to consider zoning regulation amendment to allow off-site commercial signage.

Leo Papa was present.

Staff indicated that Mr. Papa had approached him asking for consideration in using off-site signage for advertisement. Papa would like to place a sign at Route 31 and Lake Street. This is not allowed in the regulations. Staff prepared a memo that addresses the concerns of such signage. A sub-committee of the Economic Commission looked into this matter a few years ago. That committee came to the conclusion, after six months of study, that a collective type sign (one sign with directional signs for various businesses or municipal sites) may be appropriate. Issues arise about how to pay for such signs, the maintenance of the signs, and the administration of the regulation. These signs are estimated to cost between eight and ten-thousand dollars. Staff had applied for a grant for such a sign. Unfortunately, the grant was not approved in the Town's favor. Only municipal signs can be in right-of-ways.

Pollansky stated that the lack of business is an issue in town. The collective sign idea may be a way to exemplify a few locations that cause consumers to shop at town businesses.

Pattee indicated to Papa that she was getting a positive sense from the PZC that a multi-use sign may be favorable; that is not the case with a two square foot individual sign.

Staff will speak to the Economic Committee about requesting funds from the Town Council for a collective, or multi-use, sign.

DECISIONS:

Motion: The Coventry Planning and Zoning Commission approves resubdivision application #16-09 of Donna Roberts and Michael Zagorski to create one new lot; property located at 271 Skyview Drive (Assessor's Map 4, Block 12, Lot 4B1A) GR 80 Zone.

With the following condition:

- Town Engineer shall review and approve the rear lot driveway feasibility plan and any of his concerns remaining will be addressed.
- The deed for the new property shall reflect language showing compliance with the Family Subdivision standards to the satisfaction of the Town Attorney.

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Hall, Pattee, Pollansky

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission approves resubdivision application #16-09 of Donna Roberts and Michael Zagorski to create one new lot; property located at 271 Skyview Drive (Assessor's Map 4, Block 12, Lot 4B1A) GR 80 Zone. The Commission also approves the waivers of subdivision regulations as outlined in a letter from the applicant dated October 3, 2016.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Hall, Pattee, Pollansky

Against: None

Abstain: None

ADJOURNMENT:

The meeting was adjourned by Giglio at 8:30 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.