

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
MONDAY, JANUARY 23, 2023  
7:00 P.M.  
VIA ZOOM INTERNET CONFERENCING AND TOWN HALL ANNEX**

**CALL TO ORDER**

By: Jobbagy

Time: 7:03pm

Place: Hybrid

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Steven Hall, Secretary		X
	Bill Jobbagy, Chairperson	X	
	Ed Marek	X	
	Christine Pattee, Vice Chairperson	X	
	Darby Pollansky		X
<b>ALTERNATE MEMBERS:</b>	Bob Burrington	X	
	Brian Murray	X	
	Carol Polsky	X	
<b>STAFF:</b>	Eric Trott, Town Planner	X	
	Manuel Medina (ZEO)	X	

Murray and Burrington were seated for Hall and Pollansky.

**AUDIENCE OF CITIZENS:**

John Sabol (58 Susan Lane): Thank you Eric for your clarity in explanation for last meeting's agenda items.

**PUBLIC HEARINGS:**

1. #12-22 – Zoning Regulation Amendment application of the Coventry Planning and Zoning Commission to adopt regulations for cannabis related establishments.

Staff: Opened public hearing at previous meeting in January. Looked at one revision to the drafts to incorporate delivery and transportation services to the regulation. Town Clerk, and public notices have been posted. I suggest setting the date of the enactment of the

regulations to be after the legal notice. Jobbagy: Any Questions from the commission? Marek: I am voting yes with reluctance due to not voting on this could result in a worse outcome. I do not approve of this matter, but I will be voting yes. Jobbay: To provide clarification we are not voting on whether we like this particular matter or not. The state has taken that out of our hands. We are voting on regulations that we have prepared to create boundaries for the location of these establishment. We are protecting the health, safety, and welfare of our citizens through limiting the location and distances of these establishments. Any additional questions? Staff: We have a few audience members that wish to share. Jason Blakeesley (27 Berry Avenue): I want to speak in favor of this application #22-12. I know plenty of people who have been negatively impacted by the war on drug including myself. I wish these regulations to be equal to the regulations related to alcohol establishments as we have numerous establishments within town and numerous businesses selling alcohol near public property. I want to be a micro cultivator within the town given that these regulations are approved. The town is in need of additional businesses for the town to provide additional tax revenue and jobs for the town. Polsky: I wanted additional clarification on the limit or the lack thereof of cannabis establishments. You said previous meeting there was a change in the statue regarding the population as it relates to these establishments. Is it possible to have more than one establishment? Staff: That is correct. Previous the cannabis regulations adopted by the State of Connecticut Legislature were limited to 1 per 25000. That limitation has been removed. The only way towns are regulating and managing the number of establishment is through the separating distance within our regulations. Particularly, on Route 44 where the commercial zone is located. Which will be the main recipient of these types of uses. There are pockets of Route 44 that would allow this use and not a linear stretch across Route 44. The market will take charge of where these establishments should go, and our separating distance would be a useful and reasonable tool for limiting the distance of these establishments between public properties. Polsky: Is it possible to have more than one establishment? Staff: Yes that is correct. Our market will dictate where these establishments will be, along with our special permit process that is afforded to this special permit use, and our regulation separating distance requirements. Any additional comments? Jobbagy: If no further comments from the commission and the audience we will then close the Public Hearing.

**MOTION:**

1. The Coventry Planning and Zoning Commission approves application #22-12 of the Coventry Planning and Zoning Commission to adopt regulations for cannabis related establishments.

Consistency with the Plan of Conservation and Development:

Section E. (Long Range Planning) Recommendations #1 (page 8) –  
'Anticipate growth so that it can be accommodated by Town facilities and services. Update regulations to guide development and prevent unintended sprawl and to establish appropriate architectural and related standards.'

Effective Date: The day after the legal notice publication.

By: Pattee                      Second: Jobbagy

Voting: Unanimous Vote

For: Jobbagy, Pattee, Marek, Burrington, & Murray

Against: None  
Abstain: None

**NEW BUSINESS:**

1. Election of Officers

Jobbagy: Steve is not present today to confirm if he wishes to be secretary. Staff: It may be best wait until our next commission meeting to allow for additional attendance. Jobbagy: With that in mind let's move this item to next meeting.

Unanimous Consent.

2. Resolution for bonding of HVAC improvements at Coventry High School

Jobbagy: Can you explain to our new commissioners why we do this? Staff: Connecticut General Statute 8-24 requires that the Planning and Zoning Matter makes recommendations and decisions on this matter as it relates to improvements to Public Property. This type of project is outside the realm of typical recommendations the commission is supposed to provide. The attorney handling the bonding package recommended the commission review and provide recommendations for this project. Pattee: Motions to Approve Jobbagy: Any additional comments. Pattee: If there is anything we can do to reduce the chances for people within this building to contract COVID or other respiratory diseases, and prevent air contamination is through the upgrading the airflow. I am strongly in favor of this regulation.

**MOTION:**

1. The Coventry Planning and Zoning Commission approves the resolution appropriating \$11,070,000.00 for HVAC replacements, improvements and repairs at the Coventry High School.

By: Pattee      Second: Burrington

Voting: Unanimous Vote  
For: Jobbagy, Pattee, Marek, Burrington, & Murray  
Against: None  
Abstain: None

**ADOPTION OF MINUTES: January 9, 2023**

By: Pattee      Second: Murray

Pg. 4 bottom line; "change retail sales are allowed" to retail sales".

Voting: Unanimous Vote  
For: Jobbagy, Pattee, Marek, Burrington, & Murray  
Against: None  
Abstain: None

**COMMUNICATIONS:**

**STAFF REPORTS:**

Staff: Staff was contacted by Desegregate CT and the organization would like to attend the next commission meeting to provide tools and tips regarding the Work, Live, and Ride Initiative they are working on with the State of Connecticut Legislature. They will be coming to our meeting on February 13th to provide us with a presentation. Pattee: I wrote a letter published in the Hartford Courant, regarding affordable housing. There is no way to have Affordable Housing without municipal, and state support, which includes financial support. We are on our second senior affordable housing development. When DesegregateCT started I was very involved. I mention this because we should also have the opportunity to talk to them to discuss senior housing, and it may require additional changes to our zoning laws. Staff: The presenter from Desegregate CT would most likely want to know further about what we are doing as a town in regards to this matter. Pattee: We do still have work to do to improve, but we are happy to discussing housing affordability. Marek: What is our current percentage of housing affordability? Staff: Just under 5%. Pattee: Yes, we have ways to go but are working in the right direction to improve this number especially as it relates to our Senior and Affordable Housing Committee.

#### ENFORCEMENT:

1. Zoning Enforcement Officer's review of current enforcement activities

ZEO: Working on Blight and zoning. Six cases of blight, two for unregistered vehicles, and four include debris. I have heard from one regarding the debris matter and is working on completing it. We have three unpermitted structures, issuing a notice of violation for 1 unpermitted driveway. Another, cease and comply order for shed. We have another violation of an unpermitted shipping container, if they do not continue through the permit process. Earlier in 2022, we received a complaint regarding an unpermitted business. We closed three blight cases, and one zoning matter. Four cases in the hands of the Town Attorney's, and 3 ready to be referred. Staff: We are taking a unique approach to the goat matter as one of the daughters has autism, and has received letters that the goats are improving the daughter's quality of life, and serves as a coping mechanism. Direct connection between working with livestock and agricultural settings as a positive setting for improving autism factors. We are working with this matter with our attorney to assist the family through the Americans for Disability Act, through a reasonable accommodation. Staff: Would you explain the fifteen days aspect further. ZEO: The informed fifteen days to respond. If they do not comply within thirty days they will receive a cease and desist order. Staff: We provide a reasonable amount of time for people to respond. Pattee: How was this issue brought to your attention? ZEO: This was an anonymous complaint. Pattee: I am not a fan of anonymous complaints. Is this a small community, where they are close to the chickens? ZEO: I am not completely sure off of recollection Staff: We have thresholds where animals can be within town. There is minimum of 80,000 square feet required for livestock and there is a process the commission could allow for a property to be less than 80,000 square feet but greater than 40,000 square feet to have livestock. The issues is within our smaller communities near the lake, as livestock have the potentiality of impacting nearby well water. However, we have to be mindful of the health aspects along with the natural resource protection aspect. We do not want to get rid of people's pets, but it is a right place at the right time situation. We work with people as best as we can to legitimize livestock, but other situations may cause them to have to be moved entirely. We are looking at ways in future to improve compliance, and to improve our fining mechanisms within our regulations. This we hope encourages people to comply further,

and no longer allow some to take advantage of the notices, and lengthy due process timelines for remedying enforcement cases.

ACKNOWLEDGMENTS:

1. #23-01 – 2 Lot Subdivision application of Breton Family, owner; Michael Breton, agent; for a two lot subdivision at Plains Rd. (Assessor's Record Number: R03731) GR 80 Zone.

ADJOURNMENT

Jobbagy adjourned the meeting at 7:59pm

Jase Ramon Olavarria

Jase Ramon Olavarria, PZC Recording Secretary

PLEASE NOTE: These minutes 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 minutes.