

COVENTRY PLANNING AND ZONING COMMISSION
Minutes
MONDAY, FEBRUARY 13, 2023
7:00PM –Hybrid meeting – Zoom internet conferencing

CALL TO ORDER

By: Jobbagy

Time: 7:01pm

Place: Virtual

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Steven Hall, Secretary	X	
	Bill Jobbagy, Chairperson	X	
	Ed Marek	X	
	Christine Pattee, Vice Chairperson	X	
	Darby Pollansky		X
ALTERNATE MEMBERS:	Bob Burrington	X	
	Brian Murray	X	
	Carol Polsky	X	
STAFF:	Eric Trott, Town Planner	X	
	Manuel Medina, Zoning Enforcement Officer	X	

Burrington is seated for Pollansky by Jobbagy at 7:02pm

AUDIENCE OF CITIZENS:

No one wished to speak.

NEW BUSINESS:

1. Meeting with Desegregate CT – Live, Work, Ride initiative;

Staff: Theo Haaks from Desegregate CT will be providing a presentation to the commission this evening. Haaks: Explains the purpose of this presentation to explain the mission of Desegregate CT and explain further the Live, Work, Ride Initiative and framework. Explains Transit oriented developments for those unaware of what these types of developments look like. Explains the three tiers' communities within Connecticut fits in. Coventry is a transit community amongst these tiers with one bus stop. Explains further the potential bill that is being crafted to support the Live, Work, Ride Initiative. Jobbagy: Has a question, regarding buses that operate within the town. Polsky: From my recollection there is a bus that goes from the Church on Boston Turnpike to Hartford. Haaks: Route 918 stops at the park and ride bus stop across from Highland Park Market. Pattee: I support Desegregate CT. Currently, within our town that there is no place for seniors to move out of their single-family homes on their 2 acre lots. Additionally explains that the town's main issue is that 20% of Coventry is 65 plus and there is a limited amount of space to allow for these TOCD developments to occur. Many of our houses are off of the highways were most of our sewer exits and many of our farms are built on the highways. The Town of Coventry comes at 5% in terms of housing affordability which is short of the 10% requirement from Affordable Housing Bill 8g. What is Desegregate CT doing regarding Affordable Housing Bill 8g? Haaks: Office of Responsible Growth would be able to monitor potential affordable housing abuses with additional resources provided from this potential bill. Explains that because current housing does not exist in optimal transit areas, this model does allow the opportunity for it to be considered in the future. Pattee: I do not see this happening and being realistic for many rural areas. Staff: The issues with previous incentive housing zone, was that people were fearful of adopting due to the density restrictions. This is not a one size fits all scenario, and can be applicable to a variety of towns, there should be a sliding scale regarding applicability for the small, medium and large communities. This plan needs advocacy and education to the community. Hall: The Town of Coventry has very limited bus service which is inconvenient for most work hours. We have a bus schedule that has very limited pickup times. I am concerned of Coventry's ability for steep grants. Haaks: With increases in density incentives an increase in public transit. Staff: This plan is not final, and is still in development. The state needs to create an adequate planning entity to properly plan. This plan is an opt-in approach and if you do not opt-in the town cannot take part in certain funding opportunities. I would not rule this plan out completely but once this plan is finalized, I definitively think the Town should consider. The Town needs to work with our representative on the final formulations of this bill. Pattee: Hall: I am concerned about this legislation. Staff: There is an overall misunderstanding of what is realistic for rural towns, and that this plan needs to be some sort of reflective scale to make this plan more adjustable and not a one size fits all approach. Jobbagy: We need to continue to understand the ins and outs of this plan to consider the implementation further.

2. Election of Officers

Jobbagy: Is Hall & Pattee willing to be officers again? I am willing to continue be chairperson as well. Hall: Anyone willing to be the next secretary? No one else volunteered.

MOTION: I move that Pattee, Hall, and Jobbagy serve for the year 2023 term as officers for the commission – Jobbagy as Chairman, Pattee as Vice Chairman, and Hall as Secretary.

By: Marek

Seconded: Burrington

Voting: Unanimous

Yes: Marek, Pattee, Burrington, Jobbagy, Hall

No:

Abstain:

ADOPTION OF MINUTES: January 23, 2022

MOTION: I move to adopt the PZC minutes of January 23, 2023.

By: Pattee

Second: Burrington

With the following corrections;

Pg 3. The middle of the page; Resolution for bonding of HVAC improvement; Sentence “If there is anything we can do”, change to “The most important thing we can do”

Pg 2. Third line down from the top of the page; add “g to Jobbagy”

Voting:

Yes: Marek, Pattee, Burrington, Jobbagy

No:

Abstain: Hall

STAFF REPORTS:

1. ZEO memorandum re: impervious surfaces, structure, exceptions

ZEO: ZEO reviewed memorandum attached to packet. The regulations consider impervious surfaces as ones with roofs. Patios are allowed consideration without surface lot coverage considerations, but once people want to add a roof, we consider it impervious, even though the surfaces are not pervious to begin with. Staff is looking for clarification on how to approach this situation. Staff: Explained that the staff are looking to be more inclusive of other surfaces as in the past there was a softer approach to patios and considered patios as part of landscaping. We are looking to include patios as being an impervious surface, along with concrete, and other impervious surfaces prior to roof.

Burrington: In terms of lot coverage, are we also considering cement pads for example on a generator as part of the lot coverage. Staff: Explains further that the staff are trying to avoid confliction within our regulations due to the fact of simply adding a roof on a patio

requires lot coverage consideration. Pattee: Had a question about, if there is going to be changes to the regulation. Staff: Explains that our regulations would afford our consideration of this matter, as regulations as it stands includes any paved surface. We are not changing the regulations but rather how we interpret them. Jobbagy: Explains that runoff is a major concern caused from impervious surfaces, particularly from a damage and environmental standpoint. I have no problem considering further impervious surfaces and being more inclusive. Pattee: Agrees with Jobbagy. We should also consider and keep in mind regarding ZBA appeals that may be impacted due to this matter, and also addressed that this consideration may cause additional inconveniences on residents but is the appropriate way to address this situation. Staff: It is possible for there to be a small increase in appeals but not foreshadowed to be an overall of appeals. Many of our ZBA appeals currently are lot coverage and setbacks. Staff is looking to be more mindful of stormwater generation. Burrington: Do sheds under 10x10 require a permit? Staff: A zoning permit is needed for any shed on a property, but not a building permit. Murray: Are there any noise consideration, in terms of setbacks for generators, or fire pits? Staff: This situation may be common in the lake area due to the density but, this has not been a particular issue that has been brought to our attention. Marek: Explains that generators are typically utilized in an emergency situation, so typically if there is one generator on there are usually multiple on at a time due to the community having a power outage.

2. Housing Affordability Committee – kick off meeting

Staff: All seats on this committee have been taken. Explains that the committee will be hosting a kickoff meeting on February 27th 6:30pm to talk about meeting times to begin future meetings. This will not be an active business meeting.

3. Accessory Dwelling Unit regulations – status

Staff: Explains that he plans on having the Accessory Dwelling Unit Regulation Drafts by the next February meeting or the first meeting in March for the Planning and Zoning Commission Pattee: Explained how s interested she is in this topic as it relates to senior housing affordability, and the overall housing affordability for non-seniors. Staff: For those signed up for the CT Bar Association Land Use Law Training for Municipal Agencies will be Saturday, March 11th 9am-4:30pm. Hall: I have a question regarding the improvements to the Cassidy Hill Property. Have they started any of the improvement work that is necessary for them meet their requirements? Staff: Permit submitted and issued, and work has not started due to season changing and not being ideal for work to be done. Hall: Could we be provided periodic updates? Staff: I will reach out to the property owners and ask for a timetable to provide to the commission. Hall: Has another question regarding the situation with the north school street work. Has there been any work on this as well? Staff: There was a 250,000 bond to begin the analysis, and implementation of the road completion. I will forward additional details regarding this project to the commission.

ADJOURNMENT

By: Jobbagy @ 8:17pm

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.