

**Coventry Zoning Board of Appeals (ZBA) Hybrid Meeting Minutes
 Tuesday, February 21, 2023
 7:00 PM**

Coventry Town Hall **CONFERENCE ROOM B**** and
 via Zoom: Online Video/Phone Conference**

I. CALL TO ORDER

By: Twerdy

Time: 7:01pm

Place: Hybrid

II. ROLL CALL

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer – Secretary navy	X	
	Thomas Delucco – vest	X	
	Michael Gerrity – black long sleeve	X	
	Cheryl Ann Resha – Vice Chair		X
	Claire Twerdy - Chairperson - pink	X	
ALTERNATE MEMBERS:	Patricia Hodge (light blue sweater)	X	
	Patricia Schneider		X
	Bill Zenko	X	
STAFF:	Manuel Medina, Zoning Enforcement Officer	X	
STAFF:	Eric Trott, Town Planner		X

Zenko is seated to replace Vice Chair Cheryl Ann Resha.

III. READING OF LEGAL NOTICE

- Bauer: Legal Notices were posted on Thursday January 29th, 2023, and February 16th, 2023 in the Willimantic Chronicle. First Publication in the Chronicle was February the 10th.

IV. EXPLANATION OF PROCEDURES

V. PUBLIC HEARING:

- a. **#ZBA-23-1 – Application of Douglas Newman, requesting a variance of Table 4.04A. Dimensional Requirements, for a max. Lot coverage increase for construction of a shed at 34 Appian Way (Assessor’s ID # R06401) GR-80 Zone.**

- Douglas Newman, 34 Appian Way, was present. Newman: Begins presenting and discussing the reasons for the application. Shares a letter that designates that his neighbors are aware of the project and signed that they supported the project. Feels that this project is in keeping with the neighborhood character. Photos highlight the common neighborhood characteristics shared in terms of accessory structures within the community. The shed will be graded and anchored properly with drainage considerations in mind. Area has been cleared, trees have been removed as they were dead.

Delucco: Had a question regarding bringing the shed on the property. Newman: They will be coming down the right side.

Delucco: Had a question regarding well location. Newman: There is no well on the property, we are connected to the town's water supply. I made sure through the Building Department, that I was following setback requirements, and setbacks from the septic system to determine which the best fit is.

Bauer: I am aware near this property there is a stream, is that near your property? Newman: No, it is not. Beyond my property it continues to grade downward, and the stream is roughly 50 feet behind the property line. Newman: Further explains the details regarding the stream utilizing the Town GIS system.

Bauer: Asks questions regarding lot coverage, and past historical lot coverage on the property? Staff: The Shed is adding a slight overage to the allowed lot coverage. Previous property owner installed a pool; lot coverage issue was not identified by the previous zoning enforcement officer. Bauer: That makes more sense on how this application is here today.

Staff: Received an email from Michael O'Neil, regarding this application. Twerdy: The email explains that I am concerned of the construction of the shed at 34 Appian Way as it relates storm water control, and erosion. Email further explains that it would be best if the homeowner could provide additional controls to mitigate potential runoff into local streams.

Newman: Explains that the contractor will be addressing puddling, pooling, and grading out to prepare for.

Hodge: Had a question regarding the placement of a bed of gravel or stone underneath the shed. Newman: Yes, that is correct there will be gravel or stone underneath the shed.

Delucco: Had a question regarding size of the gravel pad, and depth. Newman: I am planning on doing it similar to a previous shed at another property I owned, roughly being 4 feet out from the shed location, going around the entire shed. Extending the gravel pad helps mitigate the water runoff further. The gravel will also be around 6 feet deep.

Twerdy: What is the legal hardship? Newman: Purchasing the property, not aware of the lot variance, and needs additional storage space for blowers, and tractors. I will be losing a garage bay in the near future due to a future installation of a ramp to assist my wife with her disability. Staff: The house and driveway are very wide and long.

Newman: I need a place to house equipment to keep the property in good condition.

Twerdy: Plan shows the shed being in the setback area. Staff: Sheds under 13 feet in height, the setback may be reduced to 5 feet instead of the typical 15 feet. Proposed building is under 13 feet in height.

Bauer: Can the installation practices be considered storm water mitigation? Staff: Current Zoning Regulations allow for a maximum lot coverage of 15 percent [GR-80 zone]. In this case the variance is needed for the increase in lot coverage. In other zones, the installation of rain gardens and other mitigation techniques is allowed if owners are in excess of their lot coverage requirements [LR zone; 10% max. up to 15% max. with storm water management].

Gerrity: There is no good reason to deny this application, this is a very miniscule issue. Delucco: Agrees with Gerrity regarding there is no good reason to deny this application, as it is only 1.6% over the lot coverage allowed in the GR-80 zone.

Twerdy: Any additional questions from the commission? If not, we move close this hearing, and ask for a motion on this application.

Motion: I move that the Coventry ZBA approve application #ZBA-23-1– Application of Douglas Newman, requesting a variance of Table 4.04A. Dimensional Requirements, for a max. Lot coverage increase for construction of a shed at 34 Appian Way (Assessor's ID # R06401) GR-80 Zone.

By: Twerdy

Seconded: Gerrity

Hardship: Improvements existing on the property exceed lot coverage and were installed prior to homeowner. Therefore, the installation of the shed has miniscule impacts on the property, and the Zoning Board of Appeals has no good reason to deny this application.

Voting: Unanimous

Yes: Bauer, Delucco, Gerrity, Twerdy, Zenko

No:

Abstain:

The motion passes.

VI. NEW BUSINESS/DISCUSSION:

a. Approval of December 20, 2022 Regular Meeting Minutes

By: Zenko

Seconded: Bauer

Voting: Unanimous

Yes: Bauer, Delucco, Gerrity, Twerdy, Zenko

No:

Abstain:

The motion passes.

VII. ADJOURNMENT

By: Delucco

Seconded: Zenko

Voting: Unanimous

Yes: Bauer, Delucco, Gerrity, Twerdy, Zenko

No:

Abstain:

The motion passes.

Respectfully Submitted,

Jase Ramon Olavarria

Jase Ramon Olavarria, ZBA Clerk