

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, MARCH 13, 2023
7:00 P.M.
ZOOM INTERNET CONFERENCING**

CALL TO ORDER

By: Jobbagy

Time: 7:03pm

Place: ZOOM

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 (arrived at 7:07)	X	
	Carol Polsky	X	
STAFF:	Eric Trott, Town Planner	X	
	Manuel Medina, Zoning Enforcement Officer	X	

Polsky is seated for Pollansky by Jobbagy at 7:08 pm

Hall, Jobbagy, Pattee, Marek, Polsky, Murray

AUDIENCE OF CITIZENS:

No one wished to speak.

NEW BUSINESS:

1. Capital Improvement Program Budget

Staff: Reviews procedures of this item, and the lists of upcoming projects. Hall: Advocates for the expansion of sidewalks within the town. Further emphasizes sidewalk's ability to slow traffic, increase sense of community within the Town, and increase pedestrian traffic. Pattee: I support Hall's perspective regarding expansion of sidewalks. Marek: Poses question regarding school cafeteria conversion from electric to gas. What is the school currently utilizing? Staff: I am not completely sure but will get the answer for you. Pattee: Asks staff question regarding acronyms from Capital Improvement Program Budget. Staff: Clarifies acronyms contained within the Capital Improvement Program Budget. Polsky: Raises concerns about what is happening with the treatment plant capacity issue? Staff: Explains that the town is working with a consultant to determine upgrade feasibility, sewer service area, and the overall planning needs of the waste water treatment plant for possible future developments. Pattee: Vocalizes support for upgrades to the water treatment plant, and emphasizes the importance as of a clean and properly operating water system is important not only public health but also the expansion of affordable housing. Polsky: Asks question regarding information on the community center project? Staff: Town is considering a community center within the Patriots Park area.

MOTION: The Town of Coventry Planning & Zoning Commission accepts the Capital Improvement Program Budget and recommends the Town Council move forward with the planned projects with the following recommendations:

The Town Council prioritizes the improvement and expansion of sewer plant capacity, sidewalks, roads, bridges and culverts.

By: Jobbagy

Second: Polsky

Voting:

For: Hall, Jobbagy, Marek, Pattee, Polsky

Against: None

Abstain: None

Unanimously Approved

ADOPTION OF MINUTES:

Motion: The Coventry Planning and Zoning Commission approves the minutes of the February 13, 2023 meeting.

By: Pattee

Second: Marek

Voting:

For: Hall, Jobbagy, Marek, Pattee, Polsky

Against: None

Abstain: None

Unanimously Approved

STAFF REPORTS:

Staff: Provided a project update regarding the formalization of Accessory Dwelling Unit regulations amendment applications. Explained that the Town Attorney was provided the regulation modifications and is awaiting comment from the Town Attorney regarding the modifications. Additionally clarified that the First Public Hearing is tentatively the first meeting in May. Hall: Posed a clarifying question regarding In Law Apartment related Accessory Dwelling Units? Staff: In Law Apartments are a separate use in the regulations, since they can only be rented by a family member. The family aspect is no longer part of the regulations, but rather is a more streamlined and expansive approach to Accessory Dwelling Units. Staff: Elaborated that he will be seeking guidance from other municipalities that have implemented Accessory Dwelling Unit regulations at Affordable Housing Forum on March 15th.

ADJOURNMENT

By: Jobbagy @ 7:23pm

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.