

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
MONDAY, MARCH 27, 2023  
7:00 P.M.  
ZOOM INTERNET CONFERENCING**

**CALL TO ORDER:**

By: Jobbagy

Time: 7:01pm

Place: ZOOM

**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, Zoning Enforcement Officer	X	

**AUDIENCE OF CITIZENS:** No one wished to speak on non-agenda items.

## **PUBLIC HEARINGS:**

1. #23 - 01 – Subdivision application of Bushnell Associates, Agent for Michael Breton, owner, for a 2-lot family subdivision on Plains Road (Assessor's Record # R0731) – GR- 80 Zone.

Andrew Bushnell is present to further discuss the application.

Trott (Staff) explained that there was a small delay in this application due to the State Archaeologist office. The office is taking steps to revise language to take a deeper look at archaeological sites within the town.

Bushnell: Presents a PowerPoint Presentation to provide additional details and outlines the scope of work entailed on the property. Outlines the proposed two lot family subdivision with the first lot being 23.85 acres, and the second 18.66 acres. He outlines two intermittent watercourses and identifies where there are existing culverts. The applicant elaborated that they will be replacing the culverts to accommodate the driveway. Bushnell describes the location of culverts and installation of new culverts within the property. He also elaborated on the installation of Inland and outlets water protection features. Underground utilities will be installed along the driveway for both properties. He outlined that there are wetlands abutting areas of the proposed development and identified where wetlands were located. The property will have a paved common driveway total width of 20 feet, with underground utilities along the driveway. Applicant explained that he has appeared to the Wetlands Agency, and received an approval for this work for a 3-bedroom house for lot one, and 5-bedroom house for lot two, and has been approved by the Eastern Highland Health District. Curb Drains will be installed to stabilize the driveway base and collect the subsurface ground water.

Staff: Wetlands, Health District, Conservation Commission have approved.

Bushnell: Owner will be conveying one parcel to son. This will be a family division. Public Hearing Notices were sent out.

Staff: Clarified edits that the applicant should make to provide additional details to the final plan.

Jobbagy: Closes Public Hearing.

**MOTION:** The Coventry Planning and Zoning Commission approves Resubdivision application #23 - 01 of Bushnell Associates, Agent for Michael Breton, owner, for a 2-lot family subdivision on Plains Road (Assessor's Record #R0731) – GR- 80 Zone.

The Commission also approves the waivers of the Subdivision Regulations that are listed on the letter prepared by Bushnell Associates to the Commission, dated June 7, 2022.

With the following conditions:

- The public hearing sign affidavit and evidence of public hearing abutter's notices needs to be submitted to demonstrate that they were posted in a timely manner.
- The soil scientist needs to sign the final plans.
- The final plans should note that the proposal is "family resubdivision"
- The minimum buildable lot area calculation needs to be provided for lot 1.
- The clearing limits for each lot must be delineated in the field and certified by the surveyor indicating that it is consistent with the approved plans.

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Second: Marek

Voting

Yes: Hall, Jobbagy, Pattee, Marek,

No:

Abstain: Pollansky

Motion Approved

#### **ADOPTION OF MINUTES:**

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

By: Pollansky

Second: Pattee

Voting

Yes: Hall, Jobbagy, Pattee, Marek, Pollansky

No:

Abstain:

Motion Unanimously Approved

#### **COMMUNICATION:**

1. Town of Mansfield – Zoning Referral – Special Permit
  - a. Staff: Notifying the Town regarding a farmers' market special permit approval within 500 feet of Town of Coventry Line pursuant P.A 87-307.

**ACKNOWLEDGEMENTS:**

1. #23-2ZR - Zoning Regulation Amendment Application of the Coventry Planning and Zoning Commission to revise/add the following sections: 2.02, 5.04.03, 5.07.03.c, 5.15 related to Accessory Dwelling Units.

Staff: Elaborates that the regulation amendments would accommodate future accessory dwelling unit development, while also revising the definition of frontage, dwelling unit, and address single-family dwelling units in a rural development zone, that in the past underwent a zoning change. The regulations are permissive in nature, and since the regulations do not allow for an accessory structure due to it not being listed within the regulations for the rural development zone, the regulation amendments would provide clarified regulations as it relates to accessory structures within these zones.

**STAFF REPORTS:**

None

**ADJOURNMENT:**

By: Jobbagy @ 7:40pm

Respectfully Submitted,

*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.