

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
MONDAY, JULY 25, 2022  
VIA ZOOM INTERNET CONFERENCING  
AND TOWN HALL ANNEX**

**CALL TO ORDER**

By: Pattee

Time: 7:01 p.m.

Place: Hybrid

**ROLL CALL:**

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

Murray and Polsky were seated for Hall and Jobbagy.

**AUDIENCE OF CITIZENS:**

No one was present to speak on a non-agenda item.

**PUBLIC HEARINGS:**

**1. Review and consideration of the Town of Coventry Housing Affordability Plan pursuant to CGS 8-30j.**

Staff provided some context about this project. The statute requires towns to craft and adopt an housing affordability plan. Coventry hired the consultant firm SLR to prepare

the plan. SLR worked with a subcommittee to craft this plan using numerous avenues of data.

Robert Collins, Project Manager, of SLR was present. This is a state mandate. The plan does not list what is going to happen but lays out six strategies the town can work on for the next five years. Each town in the state will have a piece of the puzzle for housing affordability.

Pattee: Most of the committee members of the Senior Alternative Housing Study Community were present at the meeting, including Dick Brand, Bunny Wilmot, Aline Hoffman, besides herself. Appendix C interested her the most. Appendix C talked about cottage cluster housing.

Audience of Citizens:

Laurie Bradley, Director of the Coventry Housing Authority – There are 80 units of housing at Orchard Hills for the elderly or disabled. Every day we get numerous calls inquiring about apartments for rent for low income. Shortage of housing has reached a critical point. The wait list is over a year. Some of these are people being displaced from their current rental. Some rents are being raised close to \$2,000 per month. There are hundreds of single people and families that have nowhere to go.

Pattee: Forty years ago when the Coventry Housing was built it was ahead of its time – it is cottage cluster housing. Seniors need community around to support our aging and the need for physical support. She suggests having an advisory person and two significant developers in town making up a committee to support the plan that has been created.

Dick Brand, Senior Housing Alternative Study Committee member - Coventry does not have a lot of land for sale for development. With the soils, wetlands and lack of utilities we are very challenged. To implement the program will be very challenging. We are limited with infrastructure needs. Have to be on public water and sewer to make it affordable. The infrastructure has to be built up. The income levels are way too low. The guidelines for income have to come up. Moderately affordable housing will be the legacy that John Elsesser leaves. How can we work with builders, not for profit corporations? Maybe we can talk with them to work with us to bring affordable housing to their hometown. At a certain age people would prefer to rent. Elderly would prefer to rent. We need rental properties. Seniors need to coexist with other seniors to have a comfort zone.

Staff: The Town Council will create a committee to move this plan forward. It will advocate and educate through the process to dispel some of the mysteries and myths about housing affordability.

Pattee: The housing committee refers to affordable housing but it is not just for seniors; it is also for families. For families you want smaller housing plans sometimes called pods. The number of families from Coventry who need affordable housing is very small. There are many of us in small cottages or single family homes, if we had a place to move to our small and medium size homes would be available for families and young couples moving into town. These houses are more affordable than new. We have an old population. In Coventry the focus is on seniors.

Laurie Bradley – Hears from a lot of families that are looking for rents. Fair housing plays a role. We have to provide affordable housing for those that apply. We have to determine the look of the housing in this rural town. We have to market to those least likely to apply. Those people will be looking for a cluster housing. You can easily fill 100 units. Moderate income people will be buying houses that seniors may vacate. We do not have rentals that are big or accessible to people under the voucher program from Mansfield.

Staff: Smaller homes that are more affordable do not meet the need. Lebanon did cluster type housing without public sewer through a RFP process. Pattee: The private/public partnership is needed.

Glen Bradley – He has raised a family of three in town. Now he is looking for something to move into where the grounds are kept up. Income is higher than the affordable income limits but he wants to stay in town. If he can find something that leaves a house that a family to move into.

The hearing is closed.

**2. #22-09 – Application of Karoli Stachowiak to Rescind Scenic Road Designation of North School Road – GR 80 Zone.**

Staff: At the last meeting the public hearing was opened. The PZC asked staff to get guidance and input on this. A memo was created with the information provided. He has been working with the Transportation Institute at UConn to provide third-party engineering assistance. They will be starting work in August on this matter.

Karoli Stachowiak, North School Road – Mr. Murray’s statement stood out about what is wrong with North School Road. In February the neighborhood got together after calling DPW and Town Manager repeatedly. We have been told we are restricted to what can be done because it is a designated scenic road. It was simply through the PZC that any changes can be made. We decided to pursue it now with the federal infrastructure bill being passed. We looked at the POCD which includes information about the scenic road and unimproved road.

Staff: The PZC can vote to rescind the designation or by making a clear motion on the infrastructure improvements qualifiers as conditions. Right now, North School Road is subject to density considerations. Improvements to the road may cause more development and have more, larger vehicles using the road as a cut through between Bread and Milk Street and Grant Hill Road. PZC has to be mindful of the POCD as well.

The hearing is continued.

**OLD BUSINESS:**

None

## **NEW BUSINESS:**

None

## **DECISIONS:**

**Motion:** The Coventry Planning and Zoning Commission adopts the Coventry Housing Affordability Plan and its appendices, prepared by the consulting firm of SLR and the Housing Affordability Subcommittee, dated June 7, 2022 pursuant to CT General Statutes 8-30j.

By: Pollansky

Seconded: Pattee

Voting:

For: Pattee, Murray, Pollansky, Marek, Polsky

Against: None

Abstain: None

## **ADOPTION OF MINUTES:**

### **1. July 11, 2022**

**Motion:** The Coventry Planning and Zoning Commission approves the minutes of the July 11, 2022, meeting.

By: Pollansky

Seconded: Murray

- Page 3, Motion, Condition – add “for the infiltration chambers” after “soils”.
- Page 5, Roberta Wilmot, third sentence – change the second instance of “her” to “he”.

Voting:

For: Pattee, Marek, Pollansky, Murray, Polsky

Against: None

Abstain: None

## **COMMUNICATIONS:**

None

## **STAFF REPORTS:**

### **1. Appointment of additional interim Zoning Enforcement Officer**

Staff: A consultant from Tighe Consulting starts tomorrow to help with the permitting and administration.

**Motion:** The Coventry Planning and Zoning Commission appoints Robin Newton as interim Zoning Enforcement Officer for the Town of Coventry.

By: Pollansky

Seconded: Marek

Voting:

For: Pattee, Marek Murray, Polsky, Pollansky

Against: None

Abstain: None

## **2. Status of hiring of Planning Tech/Zoning Enforcement Officer**

Staff: Interviews are scheduled for tomorrow of two candidates.

## **3. Ad Hoc**

Polsky:

What is happening with Cassidy Hill Winery? And of Pelletier Builders property that has a For Sale sign on it?

Staff: A public hearing should be heard at the August 8, 2022, PZC meeting. Pelletier sold the business and the new owners have put the site up for sale.

Pollansky:

She has a concern to be that needs to be addressed about putting a possible ban on the newspapers that get thrown at the end of the driveways. She has made numerous calls to have it cancelled for her address but it has proven impossible to have delivery stopped. Many people do not want this paper and they are not picked up which is causing pollution/littering. Pollansky feels this paper delivery should be banned in town. It is virtually impossible to get anyone to stop delivering them. Staff: We have not found a solution that is viable. He will touch base with John Elsesser on the matter.

## **ENFORCEMENT:**

None

## **ACKNOWLEDGEMENTS:**

None

## **ADJOURNMENT:**

Pattee adjourned the meeting at 8:13 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, 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.