

**COVENTRY PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 26, 2022**

CALL TO ORDER

By: Jobbagy

Time: 7:03 p.m.

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 (logged in at 7:12)	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Carol Polsky		X
	Brian Murray	X	
STAFF:	Eric Trott, Town Planner	X	
	Heidi Leech, Permit Technician/Substitute Recording Clerk	X	

Murray and Burrington were seated for Pattee and Pollansky.

PUBLIC HEARINGS:

1. #22-09 – Application of Karoli Stachowiak to Rescind Scenic Road Designation of North School Road

Eric Trott said he requested a status updated from DPW Director Bill Watkins but did not hear back today. As a reminder this hearing has been continued to allow for time to receive the report from the UCONN Transportation Institute. The report is expected by the end of September but as of now has not yet been received. Jobbagy continued the Public Hearing to the October 11th meeting.

NEW BUSINESS:

1. 65-Day Public Hearing Extension Request of Andrew Bushnell for Breton Subdivision on Plains Road

Eric Trott explained that the PZC received this application back in June but we are still waiting on the final report from the State Archaeologist. The location was identified by the State Archeologist as a potentially sensitive site so an archaeological investigation was required to be conducted which was punted to a consultant. There is a limited number of consultants in the state so this has led to a delay as we have seen with previous applications. This is becoming the new trend.

Hall asked if the State is doing anything to try to alleviate this problem and reduce these delays. Trott said these reviews are triggered locally by our Subdivision Regulations, not at the State level. Our Subdivision Regulations require any subdivision of five acres or more to request initial review by the State Archaeologist's office. If potential areas of concern are identified, a site investigation would be required. In the past, the State Archaeologist's office would also do the site investigation but that's no longer the case. Applicants now have to hire outside consultants and there are very few in the area, so they have limited availability which causes significant delays.

MOTION: The Coventry Planning and Zoning Commission approves the 65-Day Public Hearing Extension Request of Andrew Bushnell for the Breton Subdivision on Plains Road.

Reason for Decision: The extension is needed to allow time to receive the State Archaeologist's Report.

Motion by: Jobbagy

Seconded: Burrington

Voting:

For: Jobbagy, Burrington, Marek, Murray, Hall

Against: None

Abstain: None

Motion unanimously approved.

ADOPTION OF MINUTES:

Motion: The Coventry Planning and Zoning Commission approves the minutes of the September 12, 2022, meeting.

Motion by: Jobbagy

Seconded: Burrington

With the Following Corrections:

- Page 2, First Paragraph, Last Line, Change “mebers” to “members”
- Page 10, Last Paragraph, 3rd/4th Line, Should Read “he was disappointed because she did not bother to respond” – add the word “not”
- Page 12, 4th Paragraph, 1st line, Change the word “employee” to “employ”
- Page 12, 5th Paragraph, 8th line, Change “there” to “their”

Voting:

For: Jobbagy, Burrington, Marek, Murray, Hall

Against: None

Abstain: None

Minutes unanimously approved.

Pollansky signed on at 7:12 p.m.

COMMUNICATIONS:

Trott said he wanted to get the Commission’s feedback on an issue that was brought to his attention by a Town Staff person. She had received inquiries from some lakefront property owners about the residential use of port-o-lets. There is a port-o-let that was placed on a residential property on Cheney Lane in view from the street. The owners of the property rent out the house but sometimes utilizes the property/lake. Because they don’t want to disturb the renters they installed a port-o-let on the property adjacent to the garage. Trott said this is not something we’ve had for enforcement before. We had enforcement of a port-o-let as part of a larger, lakefront recreational use issue with kayak racks and other entertainment structures, but never just a port-o-let. We have not technically received a complaint about this one either. Is this something we should start enforcing? Trott said that our regulations are permissive, meaning that if it is not listed in our regulations, it’s not allowed. Do we create a precedent and become the port-o-potty police or has this not really been an issue?

Marek said he wouldn’t really want it near his house especially if it is creating a smell.

Trott said the place we generally see port-o-lets in the lake area are at the association beaches.

Hall asked if the port-o-let is there year round or if it’s just temporary. Trott said it wasn’t made clear but he thinks it’s likely not year-round. Hall said that given the current staffing level with just a part-time Zoning Enforcement Officer, and the other issues going on in town, if the port-o-let is being kept for a limited duration, this might not be something we want to get into. Trott feels that is prudent given the very limited Zoning Enforcement hours and the number of important issues Robin is already working on.

Burrington said that his association, Gerald Park, has a port-o-let that is camouflaged by foliage, screened from view. Perhaps it could be moved to a less conspicuous location. Jobbagy said screening from view would be a good thing.

Trott said he would be hesitant to do any enforcement on this to have our 8-hr per week ZEO act on it unless it becomes a bigger issue as it would set a precedent.

Trott will get back to the Town Staff person who brought this to his attention and let her know the Commission's current position.

ADJOURNMENT:

Jobbagy adjourned the meeting at 7:20 p.m.

Respectfully Submitted,

Heidi A. Leech

Heidi A. Leech, Substitute 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.