

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
TUESDAY, NOVEMBER 14, 2022  
VIA ZOOM INTERNET CONFERENCING**

**CALL TO ORDER**

By: Jobbagy

Time: 7:03 p.m.

Place: Virtual

**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              |               |

Jobbagy seated Polsky and Burrington.

**AUDIENCE OF CITIZENS:**

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

**PUBLIC HEARINGS:**

- #22-11 – Subdivision application of Heather Sansone, owner; Mark Reynolds, agent, for a two lot subdivision at 467 Flanders Road (Assessor’s Record Number: R06183) GR 80 Zone.**

Mark Reynolds and Heather Sansone were present.

Staff: We were waiting on comment from the State Archeologist's office and the agent for the applicant to address the comments from Town staff.

Reynolds: Some clearing is needed to accomplish the construction. We have contacted the State Archeologist's office by certified letter; as of yet we have not heard back from them. Regarding the Town Engineer's comments – two had to do with the original plan for a common driveway. The driveway will be separated. Town Engineer asked about adding some best practice to the driveway to reduce the potential drainage impacts to Flanders Road. We have incorporated a bit wider area that includes a leak off and a crushed stone level spreader. Reynolds is waiting for the Town Engineer's review of those.

Staff: PZC previously talked about incorporating the wetlands on the north part of the property as open space. Reynolds: The plans the Town Engineer has does have that called out. Staff: Did you get the green card back from State Archeologist's office? Reynolds: We did get the confirmation back of the received mail. He will call the office. Staff: The expectation is to wrap things up at the next meeting including getting Town staff comments answered to satisfaction. PZC has been granted the extension of time, by the agent and owner, for this hearing to be continued until the November 28, 2022, meeting.

Audience of Citizens:

No one were present to comment.

The hearing is continued.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. Mylar filing extension request of Andrew Bushnell for Maynard Subdivision on Broad Way**

Staff: This is to enable Bushnell to finalize the site plans.

**Motion:** The Coventry Planning and Zoning Commission approves the request of Andrew Bushnell for a 90 day mylar filing extension for the Maynard Subdivision on Broad Way.

By: Burrington

Seconded: Pattee

Voting:

For: Marek, Jobbagy, Pattee, Burrington, Polsky

Against: None

Abstain: None

## 2. Adoption of 2023 meeting calendar

**Motion:** The Coventry Planning and Zoning Commission adopts the 2023 meeting schedule as presented.

By: Burrington

Seconded: Pattee

Voting:

For: Marek, Jobbagy, Pattee, Polsky, Burrington

Against: None

Abstain: None

## 3. Review of final draft of Cannabis Establishment Regulations

Staff: The latest version of proposed regulations for cannabis establishments was included in the Member's packet. This use was inserted in the commercial zone the PZC spoke about previously. This version is also in the hands of the Town Attorney.

Jobbagy: It seems the sticking point for other towns has been the distance from such an establishment to another like business or public properties such as, schools, daycares, and libraries. It has been suggested in the proposed regulations to be 500'. How do the Members feel about that? For example: If one was standing at the Bidwell Tavern door and then walks to the Visitor's Center that is about 500'. Other towns have chosen different numbers.

Pattee: She read the regulations and appreciates the plain language. At one point we were considering a hookah lounge above Ackert Electric. Staff: We are only suggesting this use in the commercial zone. The Village is not the focal point.

Polsky: We are not entertaining such a business could be in the Village area at all?

Jobbagy: We are suggesting the Commercial and Rural Development zones. Polsky:

She thinks the Village is a good spot. There is talk to revitalize the village area with vibrant businesses. Pattee: She does not object to this being in the Village. Staff: The Route 44 commercial areas were suggested for the logistics of traffic and parking.

Coventry would likely see only one retail cannabis business based on our population.

Pattee: Holyoke allowed cultivation businesses in abandoned mill complexes. Staff: It is being suggested that Nadeau's Industrial Park and the Pelletier Builders site for propagators. They will want to have a public water supply. Pattee: Is intrigued by

Polsky's reaction to encourage development in the Village by allowing cannabis retail businesses. Polsky: She has not spoken to anyone in the Village area about this idea but she agrees with Staff that Coventry will have only one retail business. The town is trying to revitalize the Village again and she got to wondering why not allow such a business there. Jobbagy: The 500' separating distance would discourage two-thirds of

the Village with the church and the library. Staff: Five hundred feet is a rational number. Jobbagy: Some towns have chosen 1500'. Staff: Coventry is making rational decisions that are reasonable.

Marek: What is going to happen tonight? Are we going to approve the regulations or not? What is the next step? Staff: This is the last stop before we proceed with the formal application. He anticipates having the application ready for the November 28,

2022, meeting for the PZC to acknowledge receipt. Notices will be made to the abutting towns, CRCOG, and the office of the Town Clerk. Then the public hearing will be held in January including public comment. This could result in slight revision or it could be adopted as is. Marek: Will the PZC hear testimony from the police chief and from the medical community? Staff: Anyone who wants to speak will be heard. There has been low comment from the public with this matter on the agendas for a while. We have not received formal comment from the police chief or the medical community. Marek: He goes along with the medical use of cannabis for those that have pain. Recreational use leads to other drugs and can make people dizzy. These are the bad aspects of it. States are approving this for the revenue. He would not want it downtown in our community and does not want it at all. Staff: He appreciates bringing those opinions to the PZC and Staff. There is no golden rule for all towns. What we have done we have taken with a measure of caution for the potential impacts with this use. Medical cannabis establishment is being likened to a liquor store with adequate security. A problem may be with any traffic or density of people going in at any one time. It will be traffic equated to a liquor store. Pattee: Cannabis is less harmful than alcohol. We have been getting the message across to teenagers to not drink and drive. We will educate teenagers about this. Vaping has dropped because of the education.

Murray: Have any of the towns changed the separating distances after the initial decision? Staff: It is done to avoid a conglomeration of these in close proximity. There is no rule of thumb. Five hundred feet is more common and it is a middle of the road number.

### **DECISIONS:**

None

### **ADOPTION OF MINUTES:**

#### **1. October 24, 2022**

**Motion:** The Coventry Planning and Zoning Commission approves the minutes of the October 24, 2022, meeting.

By: Pattee

Seconded: Polsky

Corrections:

- Page 3, Adoption of Minutes, Corrections, second bullet – add “someone’s” at the end.

Voting:

For: Marek, Polsky, Burrington, Jobbagy, Pattee

Against: None

Abstain: None

### **COMMUNICATIONS:**

**1. Zoning Referrals – Town of Mansfield Zoning Amendment, Town of Columbia Zoning Amendment**

No additional comments from Staff.

**STAFF REPORTS:**

**1. Status of hiring of Planning Technician/Zoning Enforcement Officer**

Staff: We received thirteen resumes from possible candidates. We interviewed four in the first round and held a second interview for two of those. We will be doing reference checks this week. By November, 28, 2022, we hope to have a full-time person on board. Robin Newtown has done a sparkling job in the meantime.

**ENFORCEMENT:**

None

**ACKNOWLEDGEMENTS:**

None

**ADJOURNMENT:**

Jobbyg adjourned the meeting at 7:43 p.m.

*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.