

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, APRIL 13, 2020**

CALL TO ORDER

By: Jobbagy

Time: 7:08 p.m.

Place: Virtual

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 Arrived 7:27 p.m.	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Carol Polsky	X	
	Arianna Mouradijan		X
STAFF:	Eric Trott, Town Planner	X	

AUDIENCE OF CITIZENS:

No one wished to speak.

PUBLIC HEARINGS:

- #20-02S – Special Permit for Commercial Recreation – Archery Club, application of William Hall, for owners of Coventry Catholic Men’s Club, 138 Snake Hill Road (Assessor’s Map 25, Block 54, Lot 1A-1) GR 40 Zone**

William Hall was present.

Staff reminded the PZC there was a preliminary discussion on this matter a couple of months ago. Included in the packet are comments from the Conservation Commission, the

Sanitarian, and Emily Perko, former Inland Wetlands Agent, and the applicant outlining the scope of use.

W. Hall stated he is still moving along with the process of establishing the club. There will be an inside range, a practice area behind the building and to the west, and a field course is laid out in the back on the remainder of the 15 acres. The dot is the location of the target, the line going away from that is the shooting spot, and the triangle indicates the standard safety zone. W. Hall made one adjustment so there is no encroachment on the abutting land owner's property. That property is 80 acres in size with nothing back there where people may be. There is nothing that indicates arrows will be shot near the road. Jobbagy asked about the size of the events mentioned in the application? Jobbagy continued that he wants to be sure there is no nuisance issues for the neighbors. W. Hall responded there may be 20-60 archers present for an event, there will be no music, and held during sunlight hours only. There will be no pig roasts or events of that sort.

Pattee has a positive feeling about the application. With the shelter in place order in effect what is that going to do with the opening of the club? W. Hall indicated he continues to plan for a June 1, 2020 opening while hoping the shelter in place order is lifted. There are currently five members signed up for the club. W. Hall is hoping more people will join when it is known that we can move about freely. W. Hall keeps the organized classes to under ten participants. No special events are scheduled until mid-August.

Jobbagy asked Staff about the waiver request to not submit a formal site plan. Staff replied this request should be in the motion. However, Staff is concerned about closing the hearing based on the issues encountered using this first virtual meeting format. He would feel better continuing the hearing until the next meeting in case members of the public tried to attend the meeting but encountered difficulties.

W. Hall indicated continuing the hearing until the next meeting will not affect his timetable.

Polsky asked the applicant if the neighbors were notified. W. Hall understood mailings were not necessary that Staff confirmed is correct. W. Hall has spoken to a couple of the neighbors. The public hearing signs were posted and corrected with this new date.

Jobbagy stated this hearing is continued until the next PZC meeting.

OLD BUSINESS:

1. 8-24 referral – Capital Improvement Program Budget

Staff commented this is the annual review of the CIP. The PZC has the requirement to file a motion approving the CIP and, if desired, priorities of certain project.

Marek stated he strongly recommends the library project. Pattee, Polsky, and Hall agreed

Hall wants to speak up for Open Space as he feels it is important to support this initiative.

Polsky wants to see the canoe/kayak launch at Patriots Park on the priorities list.

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council proceed with the Capital Improvement Program Budget as proposed. The Commission offers the following recommendation on project prioritizations:

- 11-cr-2 – Canoe/Kayak launch Patriots Park
- 15-cr-01 – Library renovation
- 09-ga-05 – Open Space acquisition

By: Pattee

Seconded: Marek

Voting:

For: Pattee, Marek, Pollansky, Jobbagy, Hall

Against: None

Abstain: None

NEW BUSINESS:

1. Conservation Easement intrusion – 761 Babcock Hill Road

Staff stated this is an FYI for the PZC. The Inland Wetlands Agent was consulted. A bond was collected for the work that was done. Todd Penney, Town Engineer/Inland Wetlands Agent, added this site is difficult with some issues with erosion control. He has never seen a well with so much pressure that water leaks out the top.

2. Lot line modification – Sweeney Subdivision – North School Road

Staff commented the owner has a buyer for the house lot who would like additional land with it. With the lot line modification the lots will be about equal in size. The lot line will give the house lot an additional 10 acres. This does not change the conservation easement.

Motion: The Coventry Planning and Zoning Commission approves the lot line modification proposed for the Sweeney 2 lot subdivision on North School Road, as indicated on the plans dated: January 13, 2020.

By: Pattee

Seconded: Pollansky

Voting:

For: Pattee, Marek, Pollansky, Jobbagy, Hall

Against: None

Abstain: None

3. Cumberland Farms – field change – wood guiderail along easterly property line

Staff reported Cumberland Farms has requested the allowance to put a wood guardrail at the steep grade on the east side. The guardrail will be 2.5' tall and of pressure treated wood. A photo from another Cumberland Farms was in the packet to show what the guardrail will look like. Grading to soften the excavated area will occur.

DECISIONS:

None

ADOPTION OF MINUTES:

1. March 9, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the March 9, 2020 meeting.

By: Pollansky

Seconded: Pattee

With the following corrections:

- Page 2, item 1, second paragraph, last sentence – change “There” to “Their”.
- Page 3, second paragraph, second sentence – change “solutions” to “solution”.
- Page 4, second paragraph, third sentence – change “has” to “had”.
- Page 4, third paragraph – change “code sought to be changed” to “A change to the zoning code is being sought.”.
- Page 4 – remove the sixth paragraph.

Voting:

For: Hall, Pattee, Marek, Pollansky

Against: None

Abstain: Jobbagy

COMMUNICATIONS:

1. Memorandum from Director of Planning and Development, in response to comments from former ZBA member on Zoning Regulations, ZBA applications

Staff spoke about the history of this matter. His memorandum provides additional information and clarification. There may be some small ideas of changing regulations that may come before the PZC soon.

Pattee commented this is a very thorough report to which Jobbagy agreed. Staff indicated this memo has been given to the Town Council also.

STAFF REPORTS:

None

ENFORCEMENT:

None

PLAN OF CONSERVATION AND DEVELOPMENT RELATED DISCUSSION:

1. State of POCD review by Boards/Commissions/Staff – May 26 public hearing

Staff stated the public hearing has been moved to May 26, 2020 to allow time for all of the required referrals. The Committee may meet one more time to capture any questions that have arisen through the review distribution. Questions have come in from the Lake and Library committees and from Parks and Rec. The latest version is on the website.

Marek thanked Jobbagy for attending the meeting. It is good to see him; thank you for making the effort.

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbagy adjourned the meeting at 8:04 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.