

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, JUNE 8, 2020**

CALL TO ORDER

By: Jobbagy

Time: 7:05 p.m.

Place: Virtual

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Steven Hall, Secretary	X <small>Arrived 7:12 p.m.</small>	
	Bill Jobbagy, Chairperson	X	
	Ed Marek	X	
	Christine Pattee, Vice Chairperson		X
	Darby Pollansky	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Carol Polsky	X	
	Arianna Mouradijan		X
STAFF:	Eric Trott, Town Planner	X	

Polsky and Burrington were seated.

AUDIENCE OF CITIZENS:

No one wished to speak.

PUBLIC HEARINGS:

- 1. Consideration and adoption of the comprehensive update to the Town of Coventry Plan of Conservation and Development**

Staff recounted this was opened at the last meeting. An overview of the work the subcommittee had done was presented. Since then there have been no new comments received.

Eric Thomas, 255 Geraldine Drive – Mr. Thomas stated he was impressed with what the team has done. The POCD seems to indicate the position the Town takes about agriculture in general. Thomas read this as the value of the look of farmland in town. Thomas would like to see a linkage of agriculture to economic development in helping to enhance and support new farms. Staff replied there are six bullets under Benefits of Agriculture. There is reference to the preservation and creation of job, work and education activities, farm preservation and working preservation. Mr. Thomas mentioned there seems to be a lack of the promotion of outdoor recreation, such as eco-tourism. Thomas has seen other town's POCDs highlighting this. Could such opportunities be called out? Staff replied the Parks & Rec section will be a good place for that. Thomas suggested perhaps the Economic Development Commission section. Jobbagy stated the subcommittee will look at this...eco-tourism as part of the vitality, sustainability, and quality of life. Thomas continued the current cover has 4-6 nice images but there are no people or showing an interaction with Coventry. To him, it is like looking at a Sturbridge Village type museum. And his last point is about the table of contents. A short preamble may be included to catch someone new in the community about why you should read this or what it means to you. Pollansky agrees with these statements and would like to subcommittee Members to each reach out to someone to come up with a quote from someone who was not part of the rewrite process.

The hearing remains open.

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary discussion with Matthew Bruton of BL Companies regarding a proposed retail use at 1600 Boston Turnpike

Matthew Bruton, Robin Messier Pearson, attorney for the client, and Doug Grunert, Architect, were present.

Matt Bruton presented. They have received a permit from the IWA. Bruton oriented Members to the site. This is a 1.13 acre parcel that has a single family structure that has had businesses coming in and out. There is vacant Town land to the north. This parcel and the abutters on either side is zoned commercial. Water flows from the back to the front. The brook is to the east of the parcel. The site plan calls for a 7,500 sq. Foot single story retail building with thirty parking spaces with one access driveway. Comments from the State about access to the state highway are pending. Electricity is available. A well and septic system are needed along with propane gas for heat. The septic system plan has been submitted to the Health District. The plan will comply with the regulations to mitigate the increase in storm water due to the increase in impervious surface. Water quality measures

will also be used including a rain garden in the rear. This has been extensively reviewed by the Wetlands Agent/Town Engineer. A landscaping plan was approved by the IWA as a buffer to the wetlands and for the aesthetics of the site. There will be trees, shrubs, and grasses along the wetlands and for the abutters to the east. The existing stone wall will remain intact as a demarcation between the site and the wetlands. Per a comment from Staff a driveway stub for future connection to the property to the east was included as a development opportunity is being pursued. The parking lot lights will have a colonial look. Initially, the plan was for a 9,100 sq. Foot building and 37 parking spaces. After gathering data about the site, the wetlands, and comments from Staff the plan has been revised to make it fit for the client and fit into town.

Staff had provided his preliminary comments to which Bruton responded to this evening. The abutting property on the right hand side is being considered for development. A 6' wood fence is being considered along this side and turning the corner to keep light spillage from the abutter and the Town property. Staff asked if there is the ability to change the wattage of the light or to shield it; a stark fence may not do well there if there is to be interconnectivity between the two properties. Bruton indicated there will also be landscaping along that side so it won't look like a long linear barrier. The design guidelines would require a 16' landscape buffer between the parking and the building. However, that is not possible with this site to accommodate the wetlands and the vernal pool. The building was shrunk and shifted east for wetlands protection. The landscaping will be heavier near the wetlands for a better buffer.

Jobby stated the first thing he noticed about this site plan is the old fashioned 1950s look with the parking lot in the front and the building in the back. Can the building be moved to the front and the parking to the back? Staff replied the lion's share of the parking is to the side because of lot constraints. From a wetlands protection perspective the IWA was amenable to the parking on the side. The IWA had grave concerns on how to best protect the wetlands.

Doug Grunert presented the exterior elevations. This building will have a Colonial classical look with a 9/12 pitched roof, dormers, and asphalt shingles. The base of the building will have thin brick in dark red on all four sides. The pitched roof and dormers will continue on the parking lot side. The exterior will have hardy board in a cream color. Grunert showed some photos of where this style building has been built in Woodbury.

Polsky asked if there is a tenant? Mr. Bruton stated it would be permitted as a retail building. The intention is for Dollar General to go in here.

Staff reported this project has been through the IWA and that permit is not moving in the direction of appeal of the decision. Staff asked the applicant to present this to the Economic Development Commission later this month.

Robin Messier Pearson asked if there is anything else we should look at for the PZC. They would like to get the application in within the next week. Staff replied who will prepare the traffic memo and that should include pre-COVID-19 traffic information. Bruton stated BL Companies have traffic engineers that will prepare the memo from traffic data compiled from thousands of locations rather than doing a count study right now. A facility of this size has about 30 - 40 peak trips that would be 40 cars within the 4:00 - 6:00 p.m. window. Staff added the PZC has been careful in obtaining traffic analysis. PZC should consider

what they have asked of other applicants especially this being in close relations to the others to be consistent with what they required of other applications.

Pollansky commented the commercial design guideline will apply here. She encouraged the applicant to know what those guidelines are. Staff's comments were very pointed about the guidelines.

Jobby mentioned we have the history with CVS and Walgreens nearby and neither have caused significant traffic issues. What concerns him would be a cursory look at the traffic given we have 2 - 3 establishments and what will be added. Mr. Bruton stated if there are traffic studies available in other application files those can be included in the review. This client would not be a big traffic generator.

DECISIONS:

None

ADOPTION OF MINUTES:

Burrington was unseated since Hall arrived.

1. May 26, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the May 26, 2020, meeting.

By: Pollansky

Seconded: Polsky

Voting:

For: Hall, Pollansky, Marek, Jobbagy, Polsky

Against: None

Abstain: None

COMMUNICATIONS:

1. Letter to Walgreens regarding stone wall disrepair

Staff sent a letter to the store manager about this matter. Staff would expect that could be repaired this year.

STAFF REPORTS:

1. CLCC – Boston Turnpike – phasing adjustment for parking lot installation

Staff stated this would be a sub-phase on the property working with the town on a Neighborhood Assistance Act grant. Funding is for a project under \$150k. CLCC would

Construct the vocational greenhouse where the micro-greens business will be carried out, the parking lot, and the farm stand. The parking would be on gravel. The Town Council is expected to approve the application at its next meeting.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbyg adjourned the meeting at 7:59 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.