

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, JUNE 22, 2020**

CALL TO ORDER

By: Jobbagy

Time: 7:05 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
ALTERNATE MEMBERS:	Bob Burrington		X
	Carol Polsky	X	
	Arianna Mouradijan	X	
STAFF:	Eric Trott, Town Planner	X	

Polsky was seated for Pollansky.

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

Eric Thomas's comments were responded to by Jobbagy. Staff and the subcommittee will use the responses from Jobbagy to finalize the POCD. Polsky thinks that Thomas' comments made sense. Marek likes the pre-amble as is.

The hearing is closed.

Motion: The Coventry Planning and Zoning Commission created a very inclusive and transparent process to gain community and stakeholder input on the revision to the Plan of Conservation and Development. Nearly three years of preparation by the POCD Subcommittee and Town Staff occurred, numerous visioning sessions were held, a community survey was conducted, and Town Staff, Boards and Commissions were directly involved with the updates to their respective sections in the Plan. Based upon these actions and the review of the specific requirements in the CT General Statutes Section 8-23(d), the Commission adopts the draft dated May 2020, with the modifications as noted during the public hearing process, as the Plan of Conservation and Development for the Town of Coventry, with an effective date of July 1, 2020.

By: Pattee

Seconded: Polsky

Voting:

For: Hall, Pattee, Marek, Jobbagy, Polsky

Against: None

Abstain: None

OLD BUSINESS:

None

NEW BUSINESS:

1. 8-24 Referral – acceptance of property from the State of CT DOT – 1294 and 1312 Main Street

Staff reported this is property on Main Street near the curve and was taken by the State for the curve straightening project. A barn associated with one of the residences remains and is considered historic in nature. It has been decided the Town is the best steward of the building and can be used for much needed cold storage. Staff continued the barn is in decent shape. The State Historic Preservation office does offer grants for restoration. The grayish-whitish barn has significance for historic preservation. The property is all ledge.

Pattee is in favor of the Town acquiring the property since it would be useful for storage. However, Pattee opined the barn is ugly and sits on top of the hill making it difficult to get to. Getting a grant to refurbish it would be a waste of money. There is nothing special about the barn. Not everything that historical designation has to be preserved.

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council accept the conveyance of 1294 and 1312 Main Street from the State of CT Department of Transportation. The properties and the barn that exists on site have utility for the Town for such uses as storage and to support activities in Coventry Village.

By: Pattee

Seconded: Marek

Voting:
For: Hall, Pattee, Marek, Jobbagy, Polsky
Against: None
Abstain: None

DECISIONS:

None

ADOPTION OF MINUTES:

1. June 8, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the June 8 , 2020, meeting.

With the following corrections:

- Page 2, New Business, item 1, second paragraph, ninth sentence – change “Foot” to “foot”.
- Page 3, first paragraph, seventh sentence – change “Foot” to “foot”.
- Page 3, last paragraph, fourth sentence – change “complied” to “compiled”.

By: Pattee

Seconded: Polsky

Voting:
For: Hall, Pattee, Marek, Jobbagy, Polsky
Against: None
Abstain: None

COMMUNICATIONS:

None

STAFF REPORTS:

None

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

1. Proposed retail development at 1600 Boston Turnpike

Staff will dedicate the next meeting to this matter. The project has received IWA and Health District approval.

2. Special permit for 65 Birch Trail to build a new home

AD HOC:

Jobbagy asked if there is any news on Caprilands

Staff responded the RFP was closed with having received one response. This was from a woman in California. Although Staff tried to help her in meeting the requirements she was not able to convey that. The Town, Fiduciary for the Estate, and the State Attorney's office reviewed the response and decided to deny the application. The Fiduciary is going forward with an outright sale of the property by interviewing real estate professionals to market the property.

ADJOURNMENT:

Jobbagy adjourned the meeting at 7:30 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.