

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, JULY 13, 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:

- #20-03S – Special Permit application of Garrett Homes, LLC for a proposed 7,500sf retail building with associated parking, lighting, landscaping, stormwater management, and utilities; property located at 1600 Boston Turnpike (Assessor’s Map 20, Block 15, Lot 12B) – Commercial Zone.**

Robin Messier Pearson, Matthew Bruton, Douglas Grunert, were present.

Staff provided background to this application including some of the applicable regulations.

Matthew Bruton, Engineer from BL Companies, began the presentation. Doug Grunert is the project architect and Robin Messier Pearson is the project's attorney. Bruton oriented the Members to the property's location. Pattee asked if the abutting resident was notified. Bruton said that land is being pursued by another developer for another development. They are aware of the public hearing. Water runs off towards Boston Turnpike. The IWA application was approved. A well is required and a septic system is required. The current septic system would not be adequate. The proposed septic system will be beneath the parking lot. This project will include a change in the impervious coverage so stormwater management features are included to provide peak flow mitigation. These also provide water quality for the water that leaves the site, including removing 80% TSS from the water. Parking lot will have catch basins piped to an underground detention system to hold water and slowly release water to the State system. In the rear and for the roof a rain garden is proposed where water will be treated and excess water will flow to the wetlands. There is no direct wetlands impact. Erosion and sediment control plan is required including a construction entrance, silt fences, silt sacks to mitigate soil from going off-site during construction. The landscape plan shows the proposed plantings with proposed vegetative buffers and a solid fencing. The light plan have been changed so there is no light spillage. Tentative signage was displayed with gooseneck lighting to illuminate the monument sign rather than internal lighting. This will be the same for the sign on the building.

A traffic memo was provided based on the PZC and Staff's request. A traffic impact study was deemed not necessary. The standard manual of traffic information was used in the calculations along with previous traffic studies for projects in town. The traffic counts were analyzed based on the usage of this lot, which is retail. The morning peak would be about 24 trips, the evening trips is 51, and Saturday trips is 77. Pass-by trips would be 30% (stated another way 30% would be cars that are already on the road) and 70% of would be new ones. Cars passing this location on a daily basis is 9,300. The permit from DOT for the curb cut is in process.

Staff went through the review memo. The Town Engineer has not had a chance to review the responses to his traffic comments. The applicant has provided an illumination plan. Staff said the 8' fence was indicated to mitigate some of the light trespass. With the illumination plan is maintaining the fence line along the eastern boundary necessary? Bruton replied a 6' solid fence is proposed and the applicant wishes to keep that for safety and as a noise buffer to the abutter. Staff said the sign is quite a large mass. He will visit the site. Staff likes the external lighting. Would the applicant consider changing the attached sign's lettering from yellow to black? The color scheme would be a better match to the detached sign. Bruton will make the recommendation to Dollar General. There will be no products displayed outside of the building. Staff confirmed with Bruton that the public hearing sign was displayed on time and asked the affidavit be submitted.

Audience of Citizens:

No one was present to speak on this matter.

Hall asked how many trucks make deliveries in a given week? Bruton replied it is expected to have one tractor trailer and two to three box trucks per week.

Polsky asked if the store will be open on Sundays as she did not hear traffic information about that day. Bruton indicated the traffic memo takes into account the peak times. Sunday is not a peak time for this use. It would likely be open seven days per week.

Hall said this site is located directly across from CVS. Will people be motivated to cross the road on foot causing any safety concerns? Bruton said common sense would preclude someone from crossing the road.

The hearing is continued until July 27, 2020.

OLD BUSINESS:

None

NEW BUSINESS:

1. Special Permit amendment of CLSS, 2654 Boston Turnpike, for a revision to the proposed farm stand structure.

Cindy Hall, Brad Hultgren, and Patrick Bryne were present.

The revision provides for a more open air atmosphere and a different orientation to parallel Route 44. Staff met representatives onsite. They now hope to center the building and parking area. As the balance of the buildings are built this orientation will look better. The location change complies with the setbacks. Hultgren indicated the sidewalk will go right into the building.

Motion: The Coventry Planning and Zoning Commission approves the Special Permit amendment request of the Creative Living Community of CT, 2645 Boston Turnpike, for a revision to the proposed farm stand structure as depicted in a site plan provided by the applicant, dated 7-1-20.

By: Pattee

Seconded: Polsky

Voting:

For: Hall, Pattee, Marek, Jobbagy, Polsky

Against: None

Abstain: None

DECISIONS:

None

ADOPTION OF MINUTES:

1. June 22, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the June 22, 2020, meeting.

By: Pattee

Seconded: Marek

With the following corrections:

- Page 1, Public Hearing, first sentence – change “Thomas’s” to “Thomas”.
- Page 2, New Business, second sentence – change “in” to “is”.

Voting:

For: Hall, Pattee, Marek, Jobbagy, Polsky

Against: None

Abstain: None

COMMUNICATIONS:

POCD final revised copy is available on the Land Use page. A flash drive can also be given to the Members. A few printed copies will be available.

Polsky commented while at a friend’s house on the lake the friend commented that she was upset by the activity on the lake. Is there any talk about extending quiet time? This is about the general recreational activity. Staff said there is no movement that he is aware of of making changes at the Town Council level. Coventry is unique in having quiet hours at all. At one point, a no-wake zone in the cove near Lakeview was discussed. At that Council meeting the room was filled with voters voicing opposition to slowing down lake traffic; any impedance of activity on the lake is opposed to. The Town Council created the quiet hours ordinance.

STAFF REPORTS:

None

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbagy adjourned the meeting at 8:08 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.