

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, JULY 27, 2020**

CALL TO ORDER

By: Jobbagy

Time: 7:06 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	

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, and Douglas Grunert were present.

Staff recounted this hearing is continued from the past meeting. A letter has been received from DOT mentioning some concerns. The applicant has responded to that letter. DOT is reviewing the plans. Staff will try to contact DOT staff tomorrow.

Matthew Bruton, Engineer from BL Companies, presented the changes to the plans. At the previous meeting the applicant was waiting for the Town Engineer's comments. Staff has received approval from the Town Engineer. Bruton believes the comments from DOT can be overcome. The comments have to do with the sight lines from the driveway. The on building sign will have black letters and complies with the sign regulations. Gooseneck lighting will illuminate the sign. The monument sign has been shrunk down. It is now 7' high by 10' wide with gooseneck lighting. The monument sign will have brick and cornice to match the building. The 6' privacy fence along the eastern boundary has been shaved back so it will be a feature less likely to catch your eye as you drive by. This length will also blend well if the abutting property is developed and there is a connection to the parking lots.

Hall asked the applicant to elaborate on the concerns of DOT. Hall visited the property and is somewhat concerned with the driveway directly across from CVS almost creating a 4-way intersection. Is another traffic light needed here? Bruton indicated the sight lines have to be 550' based on the speed of cars on Route 44. Looking right does not allow for 550' at 3.5' high (the DOT's measurement). That side is short by 40'. It is achievable at 4.5' high. The reply letter to DOT indicates this and asks that the access driveway be allowing. If the DOT does not allow this the driveway would be made a restricted driveway to force cars to go right only. Driveways lining up are actually preferred by DOT. When they are split there is more confusing movement. The driveway closest to this one is an enter only one. Nothing in the plans warrant a new traffic signal. Traffic signals don't limit accidents.

Staff added if this is a right turn only for someone wanting to go west that driver would then have to figure out a way to turn around. These could involve haphazard turning movement.

Hall mentioned PZC insisted a sidewalk be put in at the Cumberland Farms corner. Is that something to have here? Staff said that is a good point. Mr. Bruton there are no sidewalks in this neighborhood. Wetlands are adjacent to the western boundary. Bruton is not sure this is a walkable area. DOT comments did not request a sidewalk.

Jobbagy noted there is an in intersection of driveways at the bank and Walgreens.

Audience of Citizens:

Yvonne Filip, 435 Riley Mountain Road – Appreciates that the DOT has the sight line at 3.5' since she drives a passenger car and have noticed sight issues with some signs. So the 3.5' is appreciated rather than the 4.5' that this was engineered at.

The hearing is continued.

2. #20-04S – Special Permit application of Eric Trudon for a proposed single-family home at 65 Birch Trail (Assessor's Map P, Block J. Lot 10) – Lake Residential Zone

Steven Hall recused him from this issue.

Eric Trudon was present. Andrew Bushnell was present. Staff recounted the history of this application. The applicant wishes to replace a single-family residence on the property. A special permit is needed because of the proposed house size. A Cape Cod style home with dormers is proposed. There are no wetland soils on the site. The comments from the Town Engineer have been addressed. There were some comments about the driveway sight lines. The plan complies with the health code. The signed affidavit is needed indicating the public hearing signs were posted on time. Staff did receive comments from someone in the neighborhood. The comments were in regard to the impact on Birch Trail; this is a substandard road. The comments were forwarded to the applicant and the Town Engineer. The Town will be doing some improvements to the road with an overlay to address wash outs. The abutter was satisfied with the response.

Andrew Bushnell, Bushnell Associates, was present. The plan is to construct a new home on the corner of Echo Road and Birch Trail. The property is .43 acres in size. Echo Road is paved while Birch Trail is gravel. It is in the Town's road work plan to be overlaid with bituminous. The house that was on the property was removed for blight about two years ago. The property has 100' of frontage on Echo Road and 150' on Birch Trail giving it two front yards and two side yards. That house was connected to the sanitary sewer. The plan is to abandon the dug well with a new drilled one in the northwest corner. The house is to be ~2,000 sq. feet with garage. A gravel driveway is proposed as is a rain garden. This rain garden will collect water from the roof downspouts. The proposed lot coverage will be 14.3%. Perc tests show the soil is conducive to a rain garden. The garden will have a typical planting schedule. The plan is mitigating roughly half of the lot coverage which is more than we have to by regulations. Utilities will come from Echo Road. Erosion and sediment controls are shown along with the limits of disturbance and clearing. This house will have a crawl space basement.

Jobby said the size of the house that was on the property was a quarter to a third of the proposed one.

Pollansky asked for verification of the posting of the public hearing signs. Bushnell said he saw one on the corner of Echo Road and Birch Trail this morning. Eric Trudon said the signs were posted ten days before the hearing; he will submit the affidavit.

Audience of Citizens:

Joe Muro, 101 Echo Drive – He noted the site plan as the previous owner's name on his property. Muro's concern is about being able to see traffic coming down the road from the driveway. This would be adding more traffic to Echo Road. This is really a single lane road. There are plants and trees growing behind this property creating a limited sight line in the southerly direction. Bushnell replied the sight line required at 3.5' high is 175'. The mailboxes could be moved for a better sight profile. The DPW should mow the Town right-of-way once a year. Mr. Muro said the area is grown over after Town mowing within a month. There is 10' – 15' high knotweed not far off the road. Bushnell said the vegetation was okay today. Muro said he mows that strip of land. Staff added there was previously a residence here with one person living in the home. This is a previously developed site. The traffic amounts should not change. If there are traffic complaints those should be filed with the traffic authority made up with the Town Manager, Chief of Police,

and the Town Engineer. There may be a time when brush interferes between the mowing by the DPW.

The hearing is closed.

Pollansky excused herself at 8:05 p.m. Burrington was seated for her.

3. #20-05S – Special Permit application of Sonya Maher for a proposed addition to connect two buildings at 1197 and 1199 Main Street (Assessor’s Map L, Block 62, Lot 2A) – Village Center Zone

Staff said this application is for making a physical connection between the two buildings for Eye Trade. It is subject to the guidelines for Coventry Village. The affidavit of the signs being posted has been received.

Sonya Maher said the site plan prepared by Andrew Bushnell received comments from the Town Engineer, dated July 7, 2020, about parking and the proposed rain garden. The Town Engineer would like to see more parking, including handicapped. This site was not code compliant before the curve project. There is adjacent space, at Nailed It, that does have compliant parking. So handicapped parking is in close proximity. Ms. Maher does provide reasonable accommodation. These buildings were built in the 1880s and it has not been code compliant and Maher is assuming this will continue. Maher wants to combine the buildings with a 2.5’ – 3’ addition. The roof line of the addition will run parallel to Main Street. The smaller building with steps will become her office and the other will be for the retail shop. The waterway now between the buildings is damaging the stones.

Tom Nolan, 23 Freestone Ave, Portland, and Andrew Bushnell were present for the applicant. Mr. Nolan said it has been decided to use the smaller building for the owner’s office as this is the building that is harder to assist patrons from. A handicapped lavatory is proposed. The gable roof between the buildings will be oriented in the opposite direction of the current roof lines. Ms. Maher wants to keep the quaintness of the buildings. The larger building will accommodate handicapped accessibly better than the one currently used for the shop. Water running off between the buildings is causing erosion. There will be a doorway into the office space. The front door of the office space becomes the emergency exit. A structural engineer is being hired to ensure structural integrity. In between the buildings new rafters will be installed running in the opposite direction. The architecture of the buildings is not changing. Runoff will be directed to an underground perforated pipe that goes into a catch basin. Bushnell added there is the opportunity to have a rain garden and using permeable pavers for the walkway to replace some of the urban area with a pervious surface. There will not be a marked increase in the amount of runoff. The rain garden is proposed at the back with stormwater being guided to land in the garden. The underlying soils for the area of the proposed rain garden is not yet know.

Audience of Citizens:

No one wished to speak.

Roof leaders will be directed to the rear of the property.

The hearing is closed.

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary discussion with Andrew Bushnell on proposed subdivision of Wheaton at 1022 Grant Hill Road

Mark Wheaton and Andrew Bushell were present.

Andrew Bushnell, Engineer/Land Surveyor, is here about the request of waivers of this subdivision. These are typical waivers from the subdivision regulations. The parcel is not shown on the natural diversity database, his observation of the property is that it has been disturbed in the past so there is no historical significance, and he does not see anything useful for designating open space on this 3-lot subdivision so a traditional subdivision is being suggested. There will be a lot of on-site conservation easements.

Staff said this is a preliminary discussion so the requests for the waivers can be heard before the application is accepted. Town Staff has not done a full scale review. The

The subdivision was described by Bushnell. The parcel is a total of 20.79 acres. Two lots will have frontage on Grant Hill at 4.46 acres and 4.23 acres in size. The rear lot will be 16.28 acres. The wetlands have been delineated by John Ianni. The majority of the wetlands will be protected with significant conservation easements. The proposed house locations, septic systems, and wells are shown. Almost all activity is out of the regulated areas. This has been approved by IWA. A 1000' driveway will be in the regulated area as there are no feasible and prudent alternatives along the wetlands.

2. Subdivision extension request of Don Hardwood for Lillian Woods Subdivision – Cedar Swamp Road/Satari Drive

Staff said this is a straight forward request for 3-year extension with the subdivision probably completed in that timeframe.

Motion: The Coventry Planning and Zoning Commission approves the request of Don Harwood for a three year extension of the Lillian Woods subdivision on Cedar Swamp Road and Satari Drive.

By: Marek

Seconded: Pattee

Voting:

For: Hall, Pattee, Marek, Jobbagy, Burrington

Against: None

Abstain: None

DECISIONS:

1. #20-04S – Special Permit application of Eric Trudon for a proposed single-family home at 65 Birch Trail (Assessor’s Map P, Block J, Lot 10) – Lake Residential Zone

Hall recused him from this issue. Jobbagy seated Burrington.

Motion: The Coventry Planning and Zoning Commission approves Special Permit application #20-04S of Eric Trudon for a proposed single-family home at 65 Birch Trail (Assessor’s Map, P, Block J, Lot 10) – Lake Residential Zone.

With the following conditions:

- The applicant must demonstrate the public hearing signs were posted by submitting the signed affidavit.
- The site plan must include the PZC signature block.

Reason for decision:

The application complies with the applicable criteria.

By: Pollansky

Seconded: Pattee

Voting:

For: Pattee, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

Pollansky excused herself from the meeting at 8:05 p.m. Burrington was seated for Pollansky.

2. #20-05S – Special Permit application of Sonya Maher for a proposed addition to connect two buildings at 1197 and 1199 Main Street (Assessor’s Map L, Block 62, Lot 2A) – Village Center Zone

Motion: The Coventry Planning and Zoning Commission approves Special Permit application #20-05S of Sonya Maher for a proposed addition to connect two buildings at 1197 and 1199 Main Street (Assessor’s Map L, Block 62, Lot 2A) – Village Center Zone.

With the following conditions:

The roof leaders to the rain garden shall be directed to the rear and the lawn area.

Reason for decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Marek

Voting:

For: Hall, Pattee, Marek, Jobbagy, Burrington

Against: None

Abstain: None

ADOPTION OF MINUTES:

1. July 13, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the July 13, 2020, meeting.

By: Pattee

Seconded: Marek

With the following corrections:

- Page 2, second paragraph, nineteenth sentence – change “have” to “has”.

Voting:

For: Hall, Pattee, Marek, Jobbagy, Burrington

Against: None

Abstain: None

COMMUNICATIONS:

1. Zoning referral – CRCOG – Town of Tolland Zoning Amendment

Staff said this refers to the setbacks for ground mounted solar amenities.

STAFF REPORTS:

None

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

- 1. #20-06S – Special Permit of DeSiato Sand and Gravel, for a renewal of Phase 7 of the gravel extraction project; property located on Old Eagleville Road (Assessor’s Map 19, Block 51, Lot 3) River Aquifer Zone.**
- 2. #20-07ZR – Zoning Regulation Amendment application of Melissa LeClair to add Section 4.06.01.h as a provision to allow containers as accessory structures by special permit.**
- 3. #20-08 – Resubdivision application of Mark Wheaton to create 4 lots, property located at 1022 Grant Hill Road (Assessor’s Map 5, Block 14, Lot 16) – GR-80 Zone.**

Staff said the Four Town Vitality plan that has been worked on was shared with the Economic Development Committee. The plan is a roadmap for the four towns to work together. A link to the document will be sent out to PZC members. This will be useful for recovery planning.

ADJOURNMENT:

Jobbyg adjourned the meeting at 9:05 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.