

**COVENTRY PLANNING AND ZONING COMMISSION
MEETING MINUTES
REGULAR MEETING OF MONDAY, AUGUST 10, 2020**

CALL TO ORDER:

By: Pattee **Time:** 7:03 p.m. **Place:** via Zoom internet conferencing

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Steven Hall	X	
	Bill Jobbagy, Chairman		X
	Christine Pattee, Vice Chairman	X	
	Darby Pollansky		X
	Ed Marek	X	
ALTERNATE MEMBERS:	Carol Polsky, Secretary	X	
	Bob Burrington	X	
	Ariana Mouradjian		X
OTHER:	Eric Trott, Town Planner	X	

AUDIENCE OF CITIZENS:

None.

ADOPTION OF MINUTES:

MOTION: Move to approve the minutes of the July 27, 2020 meeting.

By: Hall **Seconded:** Marek

With the following corrections:

- : Page 2 – paragraph 4, line 1 – ‘west’ should be ‘east’.
- : Page 2 – Audience of Citizens, line 2 - ‘have’ should be ‘has’.
- : Page 2 – paragraph 3, line 6 – ‘allowing’ should be ‘allowed’.
- : Page 3 – paragraph 3, line 3 – ‘overplayed’ should be ‘overlaid’.
- : Page 3 – paragraph 3, line 8 – add ‘to’ between ‘is’ and ‘be’.
- : Page 5 – New Business, third paragraph - delete ‘the’ at the end of the paragraph.
- : Page 5 – New Business, the parcel size is approximately 28 acres, not 20.

Motion carried with the following vote:

For: Unanimous
Against: None
Abstain: None

COMMUNICATIONS:

None.

STAFF REPORTS:

None.

ENFORCEMENT:

No comment.

ACKNOWLEDGEMENTS:

None.

PUBLIC HEARINGS:

1. #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.

Atty. Robin Pearson, Matthew Bruton, PE, and Doug Grunert were present to discuss the application on behalf of the applicant.

Staff indicated that CT DOT has provided a response which indicates that the proposed driveway meets the site line criteria. All other outstanding items have been addressed by the applicant.

Bruton briefly discussed the CT DOT response in regard to the matter of moving the driveway to the east to support a common driveway between the subject project and one being considered for 1572 Boston Turnpike. He stated that the site line to the west will worsen as the driveway is moved to the east. The future driveway for 1572 Boston Turnpike may have a site line issue to the west, based upon what observations have been made with the driveway with 1600 Boston Turnpike.

Hall mentioned that he has visited the site and the immediate vicinity. He understands that the CT DOT has applied a 45 MPH speed for the site line consideration. But, he believes that the vehicle speed is actually higher in that area. He is concerned with the cluster of the driveways and the congestion that will be created and is therefore concerned with the project.

DECISION:

MOTION: The Coventry Planning and Zoning Commission approves special permit application #20-03S 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.

By: Marek

Seconded: Polsky

With the following conditions:

None

Reason for Decision:

The application complies with the applicable criteria.

Motion carried with the following vote:

For: Pattee, Marek, Polsky

Against: Hall

Abstain: None

SITE PLAN REVIEW:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Special permit extension request of Rebecca Mears for new house construction at 66 Beaver Trail.

The applicant is seeking an extension of time to commence the construction and complete the new house. The project is to begin by September 1 and be completed within 18 months.

DECISION:

MOTION: The Coventry Planning and Zoning Commission approves the request of Rebecca Mears for an extension of time to commence and complete the work associated with Special Permit #16-04S at 66 Beaver Trail. The project shall commence by September 1, 2020 and be completed in 18 months.

By: Marek

Seconded: Hall

Motion carried with the following vote:

For: Unanimous
Against: None
Abstain: None

ADJOURNMENT:

Pattee adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Eric M. Trott
Director of Planning and Development