



1. Town of Mansfield – Zoning Referral – Zoning Regulation amendment. Staff noted the proposal without comment.

**STAFF REPORTS:**

Mark Landolina has resigned effective mid-September. He may be able to be maintained under contract to assist prior to the hiring of a new ZEO.

**ENFORCEMENT:**

No comment.

**ACKNOWLEDGEMENTS:**

None.

**PUBLIC HEARINGS:**

1. #20-08 – Subdivision application of Mark Wheaton for a proposed 3 lot subdivision on Grant Hill Road (Assessor’s Map 5, Block 14, Lot 16-1) GR 80 Zone.

Andrew Bushnell and Mark Wheaton were present for the matter.

The preliminary discussion was referenced. Septic location changed slightly due to new test pits being done.

A total of +/- 28 acres are involved. Lots range in size from 4 acres to 18 acres. Andrew gave an overview of the proposed development. Conservation easement areas are proposed to overlay the wetlands on site. This connects with the Liberty Croft open space.

The Health District approved the proposed plans.

The Wetlands Agency approved the proposed project in July.

The Town Engineer has submitted some minor comments which can be addressed by the applicant.

The details of each proposed lot were reviewed with the Commission, including the activities that are avoiding the wetlands on site.

Marek inquired about the driveway length on lot 3.

Burrington inquired about the stone wall along the frontage. The wall is more rubble than a formal stone wall.

The planning staff memo was reviewed. All the comments can be addressed by the applicant.

The State Archaeologist's Office has not yet submitted a response to the request for comments by the applicant. Since 30 days has not passed, it will be necessary to continue the public hearing to the September 14 meeting, pursuant to the subdivision regulations.

Audience of citizens:

Julie Scott – 1022 Grant Hill Road – A question was raised about the forest maintenance on site. A pond used to exist adjacent to the lot 3 driveway. It was filled in many years ago.

The waivers requested by the applicant were reviewed. These were discussed at the preliminary discussion. There are no concerns with the waivers being requested.

Hall asked about the PA 490 Forestry program. Staff provided some background on how it is administered.

The hearing is continued to the September 14 meeting.

**SITE PLAN REVIEW:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. Special Permit modification of Derek Batz for Dragonfire Meadery, 580 Main Street, to add an exterior deck to the customer area.

Derek was present to discuss the proposal. A garage houses the lower level production room and the upstairs is for the tasting and sales room. The deck will serve as the main access to the tasting room. The deck is on the second floor with a walkway from the lower level. The neighbor is about 100' away uphill from the garage. Handicap access was discussed. Handicap access is not required due to the home occupation nature of the business. A speaker for outdoor music may be proposed on the deck area.

**DECISION:**

**MOTION:** The Coventry Planning and Zoning Commission approves the Special Permit #18-05S modification of Derek Batz for Dragonfire Meadery, 580 Main Street, to add an exterior deck to the customer area.

**By:** Pattee **Seconded:** Burrington  
**Motion carried with the following vote:**

**For:** Unanimous  
**Against:** None  
**Abstain:** None

**Reason for Decision:**

The application complies with the applicable criteria.

**ADJOURNMENT:**

Jobbagy adjourned the meeting at 7:51 p.m.

Respectfully Submitted,

Eric M. Trott  
Director of Planning and Development