

**COVENTRY PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
REGULAR MEETING OF MONDAY, SEPTEMBER 14, 2020**

**CALL TO ORDER:**

**By:** Jobbagy                      **Time:** 7:06 p.m.                      **Place:** via Zoom internet conferencing

**ROLL CALL:**

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

**AUDIENCE OF CITIZENS:**

None

**PUBLIC HEARINGS:**

- #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.

Applicant Mark Wheaton and Engineer, Andrew Bushnell were present to discuss the application. Staff, Eric Trott explained that this public hearing had been extended to allow time for the State Archeologist’s Office to respond to the applicant’s request for comment. Since then the response has been received and no areas of significance were identified. Trott said that the application is in good order with all Staff questions and comments being addressed.

Jobbagy seated Polsky for Pollansky for this application.

The Public Hearing was closed.

2. **#20-06S** – Special Permit application of DeSiato Sand and Gravel Corp. for removal of sand and gravel to complete Phase 7, property located on Old Eagleville Road (Assessor May 42, Block 51, Lot 3) River Aquifer Zone.

Eric Trott explained that Mr. DeSiato is not very tech-savvy so Staff is handling this renewal application on his behalf. Trott explained that this is the standard two-year renewal as required for the sand and gravel operations at the Old Eagleville Road location. Staff said this is the last phase, Phase 7, of the operation which has been going on since the 70s. None of the work is in the wetlands or regulated area so no wetlands permitting is required. There have never been any complaints regarding this operation. The Town of Mansfield was notified of this application, as required, and had no comment. The Town of Coventry holds a Restoration Bond of an appropriate amount. A waiver to the mylar filing requirement is also requested since one is already on file in the Town Clerk's Office.

The Public Hearing was closed.

Polsky was unseated and Pollansky reseated.

3. **#20-07ZR** – Zoning Regulation Change application of Melissa LeClair to allow use of containers as accessory structures

Applicant Melissa LeClair and her husband Ryan were present to discuss the application to amend zoning regulations to allow for the use of conex boxes (shipping containers) as accessory structures through Special Permitting. Eric Trott reminded members that the LeClairs came before the PZC for preliminary discussion of this proposal earlier this year. Staff also said that all referrals to abutting towns and CRCOG were made, as required. None of the abutting Towns had comments. CRCOG responded and found no apparent conflict with regional plans and policies, or concerns of neighboring towns. These containers would be required to be "dressed up" to blend in with the character of the residential properties, as previously mentioned. Staff also mentioned that this amendment is in line with the Plan of Conservation and Development.

Jobby asked what precipitated this application. Staff said that the Land Use Office had received a complaint about a storage container on the LeClair's property. Petitioning to amend the zoning regulations was a path to legitimizing their storage container as an accessory structure and making the option available for others in the future.

Jobbagy asked if the containers would be considered in lot coverage like other structures and Staff said yes. Staff compared this application to one a few years back where Derek Pacheco applied for a zoning regulation amendment to allow for larger accessory structures than had previously been allowed on large lots.

Melissa and Ryan LeClair explained that the goal is for the containers not to look like storage containers, but to look like sheds but for a fraction of the cost of a Kloter Farms or Barn Yard shed. They explained that these retired shipping containers are more durable, more affordable, essentially fire-proof and environmentally friendly because they are being upcycled when they are no longer used for shipping.

The Public Hearing was closed.

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**DECISIONS:**

**MOTION:** The Coventry Planning and Zoning Commission approves subdivision application #20-08 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.

With the following conditions:

- The clearing limits/limits of disturbance shall be marked in the field by the surveyor prior to site disturbance for lots 1 and 2 as well as the driveway access for lot 3 to ensure that the approved clearing limits are adhered to in the field.
- The conservation easement markers shall be placed on the properties to clearly delineate the easement areas prior to any site disturbance to ensure that encroachment does not occur.
- The limits of the driveway for lot 3 where it will be in close proximity to the property line shall be staked in the field by the surveyor to ensure that encroachment does not occur.

Reason for decision:

The application complies with the applicable criteria.

**By:** Pattee

**Seconded:** Polsky

**Motion carried with the following vote:**

**For:** Jobbagy, Marek, Pattee, Hall, Polsky

**Against:** None

**Abstain:** None

**MOTION:** The Commission approves the waiver of the Subdivision Regulations as outlined in the letter from the applicant dated July 21, 2020.

**By:** Pattee

**Seconded:** Marek

**Motion carried with the following vote:**

**For:** Jobbagy, Marek, Pattee, Hall, Polsky

**Against:** None

**Abstain:** None

**MOTION:** The Coventry Planning and Zoning Commission approves Special Permit application #20-06S of DeSiato Sand and Gravel Corp. for removal of sand and gravel to complete phase 7, property located on Old Eagleville Road (Assessor's Map 42, Block 51, Lot 3) – River Aquifer Zone.

Reason for decision:

The application complies with the applicable criteria.

The Commission approved the request of a waiver of Section 7.02.08.b.2 for the filing of a mylar plan since once is on file in the Town Clerk's Office.

**By:** Pattee

**Seconded:** Pollansky

**Motion carried with the following vote:**

**For:** Jobbagy, Marek, Pattee, Hall, Polsky

**Against:** None

**Abstain:** None

**MOTION:** The Coventry Planning and Zoning Commission approves zoning regulation amendment application #20-07ZR of Melissa LeClair to create Section 4.06.01.h to allow for conex box (containers) to be used as accessory structures by Special Permit.

The Commission references Chapter 1, Goal 6 on page 6 of the Plan of Conservation and Development with the adoption of the proposed amendment.

The Commission sets the effective date as the day after the expiration of the appeal period.

**By:** Pattee **Seconded:** Marek

**Motion carried with the following vote:**

**For:** Jobbagy, Marek, Pattee, Hall, Pollansky

**Against:** None

**Abstain:** None

**ADOPTION OF MINUTES:**

**MOTION:** Move to approve the minutes of the August 24, 2020 meeting.

**By:** Pollansky **Seconded:** Pattee

**With the following correction:**

- Page 2, 7<sup>th</sup> line from the bottom, add “be” before “addressed”

**Motion carried with the following vote:**

**For:** Jobbagy, Marek, Pollansky, Pattee, Hall

**Against:** None

**Abstain:** None

**COMMUNICATIONS:**

1. Zoning Referral – CRCOG - Zoning Regulation Town of Bolton Zoning Regulation Amendments. - Staff noted the proposal without comment.
2. Zoning Referral – CRCOG - Zoning Regulation Town of Mansfield Zoning Regulation Amendments. - Staff noted the proposal without comment.
3. Zoning Referral – Town of Tolland – Regulation Change – Staff noted the proposal without comment.

**STAFF REPORTS:**

Mark Landolina's last day as Zoning Enforcement Officer is September 17th. He is moving to Baltimore. Pattee asked if Mark would be able to continue to work on the Senior Housing Committee project. Trott said yes, Mark Landolina will be contracted to finish up the Senior Housing Project, some GIS projects and some continued zoning work. Trott said that the job posting for the Zoning Enforcement Officer position closes tomorrow (9/15/2020). So far six applications have been received and at least four of them are qualified and will be invited to interview. The goal is to have someone in the position by the end of October.

**ENFORCEMENT:** No comment

**ADJOURNMENT:**

Jobbagy adjourned the meeting at 7:36 p.m.

Respectfully Submitted,

*Heidi A. Leech*

Heidi A. Leech

Substitute Recording Clerk