

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, JULY 21, 2020**

CALL TO ORDER:

By: Rossignol

Time: 7:01 p.m.

Place: Virtual

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer, Secretary	X	
	Monika Debowska	X	
	Frank Infante		X
	Courtney Rossignol, Chairperson	X	
	Claire Twerdy, Vice Chairperson	X	
ALTERNATE MEMBERS:	Thomas Boudreau	X	
	Mike Gerrity	X	
	Valdis Vinkels		X
STAFF:	Mark Landolina, ZEO	X	

Boudreau was seated for Infante.

READING OF LEGAL NOTICE(S):

Bauer, Secretary, read the legal notice into the record.

EXPLANATION OF PROCEDURES

Rossignol, Chairperson, explained the procedures to the public.

PUBLIC HEARINGS:

1. #20-07Z – Application of property owners Gary M. & Joan E. Costello, requesting a variance of Table 4.04A. Dimensional Requirements (Max. Lot Coverage) and Section 4.04.06 Lot Coverage to exceed maximum allowable lot coverage by constructing a new house, attached garage and driveway at 55 Edgewater Drive, Coventry, CT 06238 (Assessor’s Map 43-1, Block 224, Lot 0) LR Zone.

Gary and Joan Costello were present. Mr. Costello indicated the hardship is the steep topography of the property with up to an 18% slope. Their engineer has looked at various options to bring the lot coverage lower. None of the options proved practical. The Costellos have been working with the IWA for three months on this plan. This project is on the agenda for the IWA meeting tomorrow. The site engineer submitted storm water and landscaping plans.

Twerdy asked what the intention is for the second floor of the house? Costello indicated it will be a cold attic. There will not be any bedrooms or bathrooms. Twerdy asked what the height of the current house is and what the height will be for the new structure? The plan indicates the house will be raised two feet. Andrew Bushnell, Bushnell Associates, was present and replied the finished basement floor will be raised two feet due to the grading and getting water in the basement. The overall height from zoning has to meet the 40’ maximum allowable height per regulations. The architect is well aware of the maximum. The existing house is 24’ high or less. Twerdy confirmed with Bushnell that the proposed house will be higher than what it is now.

Gerrity asked if the new height will obstruct the neighbor’s view they currently enjoy? Peter Panciera, the builder for the Costellos, indicated the overall height will be ~31’ at the mid-point making it 7’-8’ higher than the existing house. There are no houses across the street from this property and then there is a road. No neighbors will be impacted by the view. Bushnell added the lot across the street is vacant and then Woodmere Drive.

Bourdreau asked what are the current and proposed lot coverage? Bushnell indicated the current coverage is 11.2% and proposed is 18%. The stormwater management plan is an intensive one to capture all of the water from impervious surfaces and will mitigate to 0%; typically management plans mitigate to 10%-15%. Bushnell stated having to pave the driveway on the steep slope caused the lot coverage to rise above 15%. The gutters on the house and breezeway will be funneled into the infiltrators; the gutters from the garage will be directed into the rain garden. This stormwater plan was developed from discussions with the IWA and the Town Engineer. Other alternatives were looked at; this was the best from a wetlands perspective.

Staff asked if the owners looked at having the garage doors facing the street with the driveway going right into it? Bushnell said we did look at that option. There is such a grade change we would have to go to a low point and then rise going into the garage to keep water from running right into it. That would mean the house would have to be raised significantly. Panciera added that would require the house be raised 5’-6’ to make that scenario work and would create grading issues on the side yards to the neighboring properties and in front down

to the lake. In the two to three meetings with Todd Penney, Town Engineer/Wetlands Agent, that was deemed not a feasible alternative.

Audience of Citizens:

No one was present to speak.

The hearing is closed.

Motion: I move the Coventry Zoning Board of Appeals approve application #20-07Z – Application of property owners Gary M. & Joan E. Costello, requesting a variance of Table 4.04A. Dimensional Requirements (Max. Lot Coverage) and Section 4.04.06 Lot Coverage to exceed maximum allowable lot coverage, by 3% for a total of 18%, by constructing a new house, attached garage and driveway at 55 Edgewater Drive, Coventry, CT 06238 (Assessor’s Map 43-1, Block 224, Lot 0) LR Zone.

The hardship being: The property predates zoning and the unique topography of this particular property.

By: Twerdy

Seconded: Boudreau

Discussion: Twerdy would like to voice her observation in having reviewed the material, the discussion, and the presentation – there has been much interaction between the property owners and the town offices. This plan is well thought out and is a good one for this property. Twerdy would tend to support of the application. Staff said by regulation if a driveway exceeds 5% slope that portion of the driveway needs to be paved, making it an impervious surface. That is where the land based hardship come into play. The constraint of the slope causing the lot coverage to rise above 15%. The building improvements, save for the driveway, would have the lot coverage under the allowable limit. The parking area of the driveway will be pervious surface. The plan must include a way to manage the run-off. In this project, the run-off will be captured into the rain garden or into the pervious area. Bauer said she thinks the fact that the plan is mitigating down to 0% is a good thing so she is also viewing this favorably.

For: Rossignol, Boudreau, Twerdy, Bauer, Debowska

Against: None

Abstain: None

The motion passes.

NEW BUSINESS/DISCUSSION

1. Approval of June 16, 2020, Regular Meeting Minutes

Motion: Move the Coventry Zoning Board of Appeals approve the minutes of the June 16, 2020, Regular Meeting minutes.

By: Boudreau

Seconded: Bauer

For: Rossignol, Boudreau, Bauer, Twerdy

Against: None

Abstain: Debowska

ADJOURNMENT:

Motion: Move to adjourn at 7:40 p.m.

By: Twerdy

Seconded: Bauer

For: Debowska, Twerdy, Bauer, Rossignol, Boudreau

Against: None

Abstain: None

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, ZBA Clerk

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next Board meeting. Please see the next Board meeting minutes for approval or changes to these minutes.