

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES TUESDAY, OCTOBER 13, 2020**

CALL TO ORDER

By: Jobbagy

Time: 7:07 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:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. 8-24 referral – Ledoyt – 93 School Street – 1158 Main Street – dedication of conservation easement

Staff is working with Ed Ledoyt to realize a vision Ledoyt has for properties that he owns. Mr. Ledoyt is on a mission to correct non-conformities. Two of these lots have residences on them. He has assembled 12.3 acres. Ledoyt wants to give the land as a conservation easement to the town to reduce his taxes. Although Mr. Ledoyt is aware of the need for senior housing he is not interested in the land being used for that purpose. The Ledoyt's have a family history in the Village area. Mr. Ledoyt wants to carry on that legacy and have the donated property named after his family. This would be preserving 12 acres of land under a conservation easement.

Jobbygy is hesitant to vote on this without knowing the delineation of the land although he is in favor of the idea. Pollansky agreed with this.

Hall is in favor of taking action this evening on this matter. Pattee is disappointed about his stand on not using the land for senior housing but she would like the Commission to make a formal recognition of the idea.

Staff said a motion could include a condition – when the full configuration is mapped the owner must come back to the PZC for ideas and thoughts. Pollansky said her reluctance is because the matter coming back would be redundant. Why not want for the full-fledged configuration to take action? Jobbygy added we do not have a formal deed right now so the condition that Staff's suggests makes sense.

Staff said the Commission seems to like the idea. The Council will likely not act on the recommendation until a final conservation delineation is given.

Motion: The Coventry Planning and Zoning Commission favors the donation of the conservation easement with the condition the PZC reviews the final deed or map when delineated.

Reason for Decision:

The conservation easement will serve to protect the sensitive areas on the property and would be an asset in the Village.

By: Jobbygy

Seconded: Pattee

Voting:

For: Hall, Pattee, Marek, Jobbygy, Pollansky

Against: None

Abstain: None

2. 8-24 referral – Gooch – corner of Forest Road and Bissell Road – sale of Town owned lot

Staff said Mr. Gooch is looking to purchase a couple of Town owned lots to use the association beach. These lots would not be buildable; there is an intermittent watercourse present.

Burrington asked if Mr. Gooch would be cutting down trees to make parking for himself? Staff said there cannot be an accessory use of a property without a primary use, generally a residence. In other words, he would not be able to clear the lot. Staff will follow up with the interested party to inform him of the restrictions, i.e., no accessory use such as the parking of an RV.

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council approve the request of Gooch to purchase the Town owned properties located at the intersection of Forest and Bissell Roads (Assessor's Map P, Block N, Lots 11, 12), pursuant to CGS 8-24.

Reason for Decision:

The lots do not provide a significant municipal benefit. It would allow for the owner to have Lake Association access rights.

By: Pattee

Seconded: Pollansky

Voting:

For: Hall, Pattee, Marek, Jobbagy, Pollansky

Against: None

Abstain: None

3. 8-24 referral – Sullivan – Old Oak Trail – donation of lot to Town

Pattee recused herself.

Staff said a note was attached to the owner's tax payment. The owner has been holding onto this property since 1984 and does not use it for lake access rights. The Town maintains and plows Old Oak Trail, but does not have use for this property. It would have more value to abutter Sousa to make his lot more uniform and larger.

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council do not accept the donation of land on Old Oak Trail (Assessor's map I, Block 3, Lot 3) of Sullivan, pursuant to CGS 8-24 but recommends that it be offered to the abutter, Sousa, to make their lot more conforming.

Reason for Decision:

The acceptance of the lot does not provide a municipal benefit and would be of more value if conveyed to the abutter to make their lot more conforming to the Zoning Regulations.

Friendly amendment accepted by Pollansky: Staff will contact the abutter to try to make a match between the owner and the abutter.

By: Pollansky

Seconded: Marek

Voting:

For: Hall, Marek, Jobbagy, Pollansky

Against: None

Abstain: None

DECISIONS:

None

ADOPTION OF MINUTES:

1. September 14, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the September 14, 2020 meeting.

By: Pollansky

Seconded: Pattee

Voting:

For: Hall, Pattee, Marek, Jobbagy, Pollansky

Against: None

Abstain: None

COMMUNICATIONS:

None

STAFF REPORTS:

1. ZEO hiring process

Staff said an offer was made to the final candidate, Alexa Gorlaick; she has accepted the offer. She did her undergraduate work at SCSU and graduate work in Kansas. Ms. Gorlaick studied abroad in Iceland and Africa; these experience shaped her approach and education. Gorlaick has a strong GIS background, is grounded, honest, poised, and calm. She will begin in the position in the last week of this month.

The DOT will be fixing the culvert under Route 44 in front of Highland Park Plaza next year.

The Dollar General is moving forward and the store could be opening in 75-80 days. They use a designated crew that makes construction run like clockwork.

Hall said he saw that another light pole has been struck in the Village. That makes 6 poles having been taken out. The poles may be too close to the road. Staff said this could be a reoccurring issue; it may be best to have spares ready.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbagy adjourned the meeting at 7:50 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.