

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, DECEMBER 14, 2020**

CALL TO ORDER

By: Jobbagy

Time: 7:09 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 (arrived 7:32 p.m.)	X	
	Darby Pollansky	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Carol Polsky	X	
	Arianna Mouradijan		X
STAFF:	Eric Trott, Town Planner	X	

Polsky and Burrington were seated.

AUDIENCE OF CITIZENS:

No one wished to speak.

PUBLIC HEARINGS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary discussion with Creative Living Community of CT and Corporation for Independent Living on conceptual revisions to the approved residential/agricultural use on Boston Turnpike.

Patrick Byrne, Executive Director of CLCC, was present.

Mr. Byrne explained the original plan called for large buildings with heavy infrastructure for a cost totaling ~\$12 million. The new concept, created by Union Studies out of Rhode Island, aligns more closely to the goals of CLCC. The community outreach goal is not being changed much. The farm stand has been built. The program building and greenhouse will remain in the approved location. The new design is one of a pocket neighborhood. Duplexes or small triplexes are being suggested for the southern end of the property. These would replace the two large apartment buildings. The agricultural hamlet is not much different than what is already in place. This preliminary presentation is to show what the new thinking is. CLCC feels this concept aligns more with the Coventry rural setting and allows better flow to the agricultural offerings. There is green space incorporated to give a community feel in the neighborhood area and a walking area will be created. CLCC feels this plan is more suitable for Coventry and suitable for the residents and the market in general.

Staff asked if the plan changes affect the DPH drinking water approval? Bryne said it will affect that in some way and we are still trying to figure that out. The plan will still have a pump house but where things go will not be an issue. This will be a big hurdle and they hope to get the approval soon. There will not be any more than two additional bedrooms from the former plan. Funding is another hurdle for CLCC. The previous cost for the whole campus was \$12 million; this plan is estimated at \$5 million. It is a slow process to get State public funding. The greenhouse may be constructed before the housing. CLCC has increased fundraising as a whole with them trying for private funding which allows them more control. Raising \$5 million is a big task.

Jobbagy said this concept looks good. Will the water runoff be looked at with the amount of impervious surface? Staff said it will appear to have more green space. This plan has a lesser mass of building and parking lot. The water runoff may be easier to manage.

2. Preliminary discussion with Andrew Bushnell on proposed Durkin Subdivision – property located on Zeya Drive/Bread & Milk Street.

Andrew Bushnell was present. Debbieann Durkin was present.

This discussion is about a two-lot subdivision of property of Mr. Satari. The total size is +- 73 acres. There is frontage on Bread & Milk Street and Zeya Drive. A more detailed wetlands report is being done which will be ready in the next few weeks. Use of the frontage on Zeya Drive for access will have the least amount of impact on the wetlands. The applicant will have another meeting with the IWA on Wednesday. The two lots will be on the northly end of the property with one common driveway off Zeya Drive. Conservation easements, two on each lot, are proposed. The applicant is looking for feedback from the Commission about this but has no problem with adjusting that based on

feedback from the PZC and IWA. The IWA suggested the layout shown, subject to change. IWA preferred one conservation easement on each lot to protect the wetlands.

Staff said there is town owned open space at the northwest. It makes logical sense to expand the connection/continuity proximity to the open space as much as possible. On lot 1 the IWA wants to protect the wetlands near and being the residence. It will be a balancing act. Jobbagy said his thought was to have the easement on lot 1 to enlarge the open space. Staff will discuss with the Wetlands Agent staff.

Trott said this parcel has been available for some time. This is the most practical location to develop because of the extensive wetlands. Bushnell is working with Todd Penney, Town Engineer/Wetlands Agent for widen out the curve of the driveway. Design work continues on this. Bushnell said there is a 24" drainage pipe from Zeya Drive that has not been protected and creates a wetlands disturbance. A shared access way for vehicles and pedestrians is not the preferred method. It would be a good idea to have some physical separation there especially the curve creates a blind spot. This will be looked at with the PZC and IWA. Bushnell said using the shoulder may work.

Christine Pattee joined the meeting at 7:32 p.m.

Staff said the comments from the State Archeologist are expected prior to the hearing. Seven waivers have been requested in correspondence dated in September. Staff has reviewed these and does not have an issue with them.

Motion: The Coventry Planning and Zoning Commission has reviewed the conceptual plans of Durkin for a two lot subdivision on Zeya Drive and Bread and Milk Street and approves the requests of waivers of the subdivision regulations outlined in the November 23, 2020 letter to the Commission from Andrew Bushnell.

By: Marek

Seconded: Pollansky

Polsky was not present for the voting at 7:50 p.m. Jobbagy seated Pattee and unseated Polsky.

Voting:

For: Pollansky, Marek, Jobbagy, Burrington, Pattee

Against: None

Abstain: None

3. Mylar filing extension request of Mark Wheaton for approved subdivision on Grant Hill Road.

Motion: The Coventry Planning and Zoning Commission approves the 90 day mylar filing extension request of Wheaton for the Grant Hill Road subdivision.

By: Pattee

Seconded: Pollansky

Voting:

For: Pollansky, Marek, Jobbagy, Pattee, Burrington

Against: None

Abstain: None

Polsky returned at 7:53 p.m.

DECISIONS:

None

ADOPTION OF MINUTES:

1. November 23, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the November 23, 2020 meeting.

By: Pollansky

Seconded: Polsky

With the following correction:

Page 6, item 3 Motion – remove “Marek”; insert “Pattee”.

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Burrington

Against: None

Abstain: None

COMMUNICATIONS:

None

STAFF REPORTS:

The Caprilands property was on the open real estate market for six months. Staff has been working with the estate for several years to close out probate. COVID-19 put a dent into an adaptive reuse of the property. A property owner in the area purchased the property and is pursuing a new residence on the property. The outbuildings will be saved as much as possible. This property has been in the commercial agricultural zone since 2006. The new owner is not likely to pursue the same use. He is interested in splitting the property into one or two additional lots so another generation can live there. However, the current zoning does not allow that; it would have to be changed to the GR-80 zone. The lots splits will likely be along Love Lane as there are less wetlands there. The feasibility of the land supporting additional houses, septic systems, and wells will be required. The Probate Court allowed the Coventry Historical Society to gather historical items that amounted to two storage pods full. They plan a display as a memorialization of Adelma Simmons as a female entrepreneur and world-renowned herbalist. There is a person from Glastonbury that wants to dismantle the house and reconstruct it on another property. The house is from the late 1700s.

Pollansky asked what is going on with the Walgreens stonewall? It is pathetic looking. A concern was raised a while back about the stone wall caving in. Staff said some repair did occur. Staff will reach out to Walgreens again.

Pattee asked if Staff would send out the Zoom meeting link via email before each meeting. She got tangled up this evening trying to connect. Staff said the current link is always on the website. He will try his best to make it easier for Members to have the correct link on the day of the meeting.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbagy thanked the Members for their work this year and Staff for hosting the meetings. There were interesting meetings and all were able to participate.

Jobbagy adjourned the meeting at 8:08 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.