

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, MAY 24, 2021**

CALL TO ORDER

By: Jobbagy

Time: 7:05 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	

Burrington was seated for Hall.

AUDIENCE OF CITIZENS:

No one wished to speak.

PUBLIC HEARINGS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary discussion on proposed resubdivision of Sweeney on North School Road

Andrew Bushnell, Bushnell Associates, Professional Engineer and Land Surveyor, was present representing the owners. This property is located on the south side of North School Road. In 2019, this property was reviewed by the PZC for a 2-lot subdivision. Since then the owners sold 235 North School Road and are now proposing a 3-lot open space subdivision. Lot 1 will be 1.6 acres, lot 2 16.66 acres, and lot 3 2.29 acres. The back land is included in lot 2. There are two wetlands belts on the property that feed into Coventry Brook. There will be 40.47% of the property in dedicated conservation easement that is a mix of wetlands and dry land within the 75' upland review area. The owners want to build on lot 2 and be able to use the two dry areas at the rear of the property for farming or firewood harvest. The file in the land records will indicate a dedicated wetlands crossing in order to have access to the back areas. This proposal will be in front of the IWA this week. An application has been submitted to the health district for approval.

Jobby asked if the land slopes down to the south and if storm water from the driveway will be absorbed before it reaches the wetlands? Bushnell said it slopes down to the wetlands and then up again; he believes storm water would be absorbed as there is a good distance of overland flow

Motion: The Coventry Planning and Zoning Commission approves the waivers requested by Andrew Bushnell, pursuant to a letter dated May 19, 2021 to the Coventry PZC, pertaining to the resubdivision of the Sweeney property at 235 North School Road.

By: Jobby

Seconded: Pollansky

Voting:

For: Burrington, Pattee, Marek, Jobby, Pollansky

Against: None

Abstain: None

2. Preliminary discussion on proposed subdivision of Deslauries at 750 Cedar Swamp Road

Andrew Bushnell, Bushnell Associates, was present representing Alexis Deslauries for a two-lot subdivision. This is now a 20.14 acre parcel. Lot 1, containing the existing house, would be 80,000 sq. feet and lot 2, a rear lot, would be 18.75 acres. The wetlands have been surveyed and are shown on the plan. There will be no work in the regulated area. The existing bituminous driveway will be widened to serve as a common driveway. The application is in with the health district. Deslauries owns 750 Cedar Swamp Road now. She will sell that to relatives and build a new house for herself on the rear lot.

Staff would like to have further discussions with Mr. Bushnell and the owner regarding the request for an open space waiver. The recently approved Durkin subdivision conservation easement may touch this property on Cedar Swamp. Staff wants to look at the possibility of connecting the open space on each of these subdivisions. Bushnell said the development

being proposed is a ways from the Durkin conservation easement but he will speak to the owner about Staff's idea.

Motion: The Coventry Planning and Zoning Commission approves the waivers requested by Andrew Bushnell, pursuant to a letter dated May 19, 2021 which would include # 2 through #5, to exclude #1 until further conversations take place with the applicant, pertaining to the resubdivision of the Deslauries property at 750 Cedar Swamp Road.

By: Pollansky

Friendly amendment suggested by Staff and accepted by Pollansky: The waivers would include #1, 2, 4, and 5, excluding #3

Seconded: Pattee

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Burrington

Against: None

Abstain: None

DECISIONS:

None

ADOPTION OF MINUTES:

1. May 10, 2021

Motion: The Coventry Planning and Zoning Commission approves the minutes of the May 10, 2021 meeting.

By: Pollansky

Seconded: Pattee

With the following corrections:

- Page 2, third paragraph, fourth sentence – change “I n” to “in”.
- Page 2, third paragraph, fifth sentence – change “it” to “if”; add a ‘,’ after “town”.
- Page 2, last paragraph, second sentence – change “affixation” to “asphyxiation”.
- Page 3, first paragraph, second sentence – add a “,” after “leaks”.
- Page 3, first paragraph, fifth sentence – change the “.” to a “?”.
- Page 3, item 2, first paragraph, fourth sentence – remove the second “this”.

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Burrington

Against: None

Abstain: None

COMMUNICATIONS:

1. Zoning referral – CRCOG - Towns of Mansfield – moratorium; Columbia – text amendment, subdivision

Staff had no comments for the most part on these. The Columbia subdivision is for a 4-lot subdivision with open space being proposed along the river; the mill will remain in the open space.

STAFF REPORTS:

Pattee recently spoke to her dog groomer. The groomer said she is currently the only groomer in town and she would be happy if another one is approved. The dogs never stay overnight and she takes dogs one by one. She has a minimal amount of parking. Occasionally, Pattee will see another dog owner coming or going when she brings her dog to be groomed. Staff has asked the ZEO to dive into the file on the existing home occupation, Pet Appearance, on Daly Road. This seems to be a good approach to take with a managed environment with having dogs come and go. If a new home occupation is approved that is proposed to be operated in a different manner or beyond the services of Pet Appearance neighbors might have a problem with it. The applicant will be meeting with Land Use staff, the Building Official, and the Health Official.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

These acknowledgements were read into the record by Pattee.

- 1. #21-04 – Resubdivision application of Valerie D. Sweeney, to create 3 lots, property located on North School Road, (Assessor’s Map 4, Block 11, Lot 42A1C) GR 80 Zone**
- 2. #21-05 – Subdivision application of Alexis Deslauries and Jesse McLain, to create 1 new lot, property located at 750 Cedar Swamp Road (Assessor’s ID #R04857)**
- 3. #21-06 – Zoning Regulation Amendments of the Coventry Planning and Zoning Commission to revise the following Sections 2.01, 4.06.06, 4.06.09, 4.13.04, 6.03.01.a, 6.03.01.b.5, 6.03.01.b.6, 6.03.01.1.3, 6.03.02. 6.04.02.b, 6.05.01.a.2, 6.06.01.a.1, 6.06.02, 6.07.01.a, 6.07.01.b., 6.07.01.1.9, 6.07.02, 6.07.02.jj**

Staff went over the memo he prepared regarding the details of the proposed regulation amendments. In the matter of anaerobic digesters Staff first thought the applicant might be the best way to suggest amendment changes. However, he rethought that and have the PZC being the applicant instead. Along with that there are suggestions for a handful of small zoning regulation amendment that are non-controversially.

Staff will get a definition of nurseries for the regulations. Staff said the consultant for the Hytone Farm project presented it as being a bit different from Greg Perrachio. What is provided to the State can also be provided to the Town. The State is concerned with issues relative to odor (air emissions) and storm water. What is not covered under State requirements are noise and traffic. The PZC can set up sliding scales for measurable impacts. Staff will forward the consultant's presentation to the PZC. The consultants suggested this would be an accessory use on the farm versus a regional use.

Jobby asked how Staff is distinguishing between an accessory use or as regional in the draft regulation? Staff said a regional use would be if off-site (or regional) materials are being brought to the farm for processing in the digester. Accessory use allows them to work with what they have on the farm. Pattee clarified with Staff that because the proposed project would be dealing with regional trucks bring food waste to the farm this use would fall under regional per the draft regulation. Staff said the consultants feel this project should be considered accessory as it is totally supporting the farming operation to get rid of waste, both on-site and off-site waste, for the creation of energy for the farm to use thereby cutting some operating cost. The consultants would like Coventry to align with how Thompson has dealt with digesters. Also, they do not feel a traffic study is needed. Staff reported the consultants said the project would be dead if Coventry makes their proposed use as regional and requiring impact studies. Staff said Thompson deemed digesters as an accessory use but there is no off-site waste being brought in.

Pattee said she is inclined to make digesters an as-of-right use. Pollansky said she is on the same page as Pattee. This would be a benefit for farms to continue to operate and to lose it for any farm would be a sad thing. Pollansky said from her observation this is an accessory use even with off-site waste being trucked in. Every farm in town farms on other land whether in town or not. Farm machines, tractors, and materials are moving on the roads now to and from the home farm and other land.

Staff will get the Thompson's regulations for the PZC to look at. Staff will work with the applicant some more. The details of the project were more refined in the presentation from the consultant compared to the owner's presentation. Staff will work with the Town Attorney to find middle of the road regulations for the PZC and the applicants perhaps with alternatives and choices for flexibility.

Jobby said PZC has to consider if more of these projects were to occur in town would it get egregious or put a burden on the surroundings and back roads. Hytone Farm is on Route 44 which already has a lot of activity. Jobby did some research on these projects and how towns set up the regulations. He found that Thompson's regulations do allow for food waste to come in; they told the applicant to go right ahead with the project. A small town in New York said if this is on a farm and totally self-contained the project can go ahead. If it is not self-contained it is not allowed. Jobby said PZC has to balance that there may be major impacts to the neighbors and the community without causing undue hardship to farms.

AD HOC:

1. Zoom meetings.

Staff said the Executive Order allowing for virtual meetings has been extended until the end of June. Hybrid meetings may be allowed after that. Pattee said she is aware of some health issues making meeting in person not a good idea. This is a specific concern for the PZC. Jobbagy said hybrid meetings seem to have some difficulties.

2. Health District Healthy Community tool kit

Staff send an email to the Members about this. He suggested they take a look at the tool kit and jump into the exercise.

ADJOURNMENT:

Jobbagy adjourned the meeting at 8:25 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.