

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
MONDAY, JANUARY 24, 2022**

**CALL TO ORDER**

By: Pattee

Time: 7:03 p.m.

Place: Virtual

**ROLL CALL:**

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

Polsky was seated for Pollansky.

**AUDIENCE OF CITIZENS:**

None

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **1. Town project update with Town Engineer, Todd Penney – landfill – methane venting project; girls' softball field project**

Todd Penney was present. The landfill methane venting remediation plan overview was given by Penney. When the football fields were constructed we stayed away from the landfill cap. However, the cap (clay layer) may have been cracked during construction activities and rolling of the soil that allowed methane to escape. Now venting pipes will be installed in the landfill mass. The goal of the project is to install seven trenches with stone and perforated PVC pipe to collect the gas and vent it out either end of the trenches. Methane moving to the ends of the pipes will dissipate into the environment which does not cause harm. The football field will be regraded and reseeded once the trenches are completed. A grading scheme for a recreational softball field will be added to the top of the landfill. A study was done three years ago for the level of methane that was venting. That has not been done again. Bids are due February 10, 2022, from contractors for this project. Construction is expected to start in early-to-mid April with completion by mid-June. Following the 2022 growing season the area will be ready to be played on in 2023.

The girls' softball field project will be constructed where the Transfer Station is with the transfer station moving to the DPW property on Olsen Farm Road. This will be a change from the industrial use. This is a 205' radius regulation size girls' softball field. There will be some paved and some graveled parking spots. We do not plow out these parking lots in the winter.

We are in the preliminary design phase of moving the Transfer Station to the Public Works garage. We would like to be out to bid in the May-June timeframe with construction beginning in the summer. Construction will take three months. The softball field can be constructed after that.

### **2. Preliminary discussion on proposed improvements to Dunkin Donuts access and drive-thru cueing – prior to Special Permit application submittal**

Jim Dutton, Dutton Associates, Peter Daddeo, and Ethan and Derek Pacheco, owners of the Dunkin' Donuts, were present.

Jim Dutton shared the modification plan. Currently eight to ten cars stack for the drive-thru before causing conflicts with the entrances, Route 31, and parking. The plan is to change the access point for the drive-thru and make it dual lane that will allow for 24 cars stacking. An hatched area, a common road marking, shows where cars are not supposed to stack on so as not to block access should the open portion of the overall site gain another tenant. A sidewalk and crosswalk were shown for wheeling out the trash carts to the dumpsters. The current detention basin will be adequate for the greater impervious surface. The detention basin could use a bit of vegetation maintenance. An overview of the landscaping plan was given. Some existing landscape will remain. This will be a tremendous benefit for the stacking that happens now.

Peter Daddeo works for the developer and for the tenant. The large pile of dirt that was

stored on the property crushed the septic system. They have received an approval from EHHD to rebuild the septic system. The new system plan was based on the metered water readings of the site. Dunkin' Donuts is using more water than initially projected. An agreement with Covest has been made to extend the lease with Dunkin' Donuts and improve the septic system. Covest has no current tenant or current plans to expand on the site but they do want to make provisions for future potential development.

**DECISIONS:**

None

**ADOPTION OF MINUTES:**

**1. January 10, 2022**

**Motion:** The Coventry Planning and Zoning Commission approves the minutes of the January 10, 2022, meeting.

By: Pattee

Seconded: Hall

With the following corrections:

- Page 3, Staff Reports, item 1 – add “Pattee and Polsky offered to be on the committee along with the Human Services Coordinator.”.
- Page 3, Staff Reports, item 2, first paragraph, fifth sentence – add “, they” before “will”.
- Page 5, item 3, fourteenth sentence – add “until” before “2022”.
- Page 5, item 3, third sentence – change “none” to “no”.

Voting:

For: Hall, Pattee, Marek, Polsky

Against: None

Abstain: None

**COMMUNICATIONS:**

**1. Town of Tolland – Zoning Regulation referrals – various amendments**

Staff did not have any comments other than noting they are treating cannabis as other retail uses. Other amendments were in regards to farm wineries and distilleries.

**STAFF REPORTS:**

**1. Affordable Housing Plan preparation – kick off meeting**

Staff: Last week the Committee met with the consultant company SLR. Next steps include creating a website platform for sharing information, data collection, and a community survey. A community forum will take place in March.

## **2. Cannabis Establishment regulations – memo to Town Council**

Staff: Provided a copy of the memo that was sent to the Town Council asking for their position on this matter. It will be on the Council’s agenda at the first meeting in March.

## **3. Accessory Dwelling Units regulations – draft revision preparation**

Staff: Is working with the Town Attorney to get the application ready which involves some language changes. Affordable ADUs would count toward the 10%.

Polsky: Sunday’s Hartford Courant had a section on ADUs in California that showed how nice they are and why they are doing it. There was an article in today’s paper about how many apartments are going up in the Hartford area and that they are needed. During the kick off meeting she liked the use of housing affordability instead of affordable housing.

### **ENFORCEMENT:**

None

### **ACKNOWLEDGEMENTS:**

#### **1. Special Permit application for 3516 Main Street – Under Section 7.06.01-Modification to the drive-thru and the parking area.**

### **ADJOURNMENT:**

Pattee adjourned the meeting at 8:31 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.