

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, APRIL 25, 2022**

CALL TO ORDER

By: Jobbagy

Time: 7:02 p.m.

Place: Hybrid

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Steven Hall, Secretary	X	
	Bill Jobbagy, Chairperson	X	
	Ed Marek		X
	Christine Pattee, Vice Chairperson - remote	X	
	Darby Pollansky	X	
ALTERNATE MEMBERS:	Bob Burrington - remote	X	
	Carol Polsky - remote	X	
	Open		
STAFF:	Eric Trott, Town Planner	X	

Polsky was seated for Marek.

Zoom attendee: Kelley Barber is listening in tonight.

AUDIENCE OF CITIZENS:

No one was present to speak on a non-agenda item.

PUBLIC HEARINGS:

- #22-3 – Subdivision application of Bushnell Associates for owner, Zachary N. Studenroth for a 2-lot subdivision at 445 Goose Lane (Assessor’s Account No. R06044) – GR-40 Zone.**

Staff: The site work for the archeological dig has been done. The comments from the State Archeologist have not yet been received. The comments from the Town Engineer will be met. It is expected these matters will be able to be closed at the May 9, 2022, PZC meeting.

Audience of Citizens:

No one was present to speak.

The hearing is continued.

2. #22-4 - Subdivision application of Bushnell Associates for owners, Robert and Mary Kortmann for a 2-lot Family Resubdivision at 430 Talcott Hill Road (Assessor's Account No. R02961) – GR-40 Zone.

Staff: The archeological report has been received from the consultant. The comments from the State Archeologist have not yet been received. The comments from the Town Engineer will be met. It is expected these matters will be able to be closed at the May 9, 2022, PZC meeting.

Audience of Citizens:

No one wished to comment.

The hearing is continued.

OLD BUSINESS:

None

NEW BUSINESS:

1. CRCOG – Regional Planning Commission Coventry Representative

Staff: Marek has been our representative for some years now. He has enjoyed the meetings and being involved with CRCOG. Let's hold off until Marek is present to see if he is willing to continue in this role.

DECISIONS:

None

ADOPTION OF MINUTES:

1. April 11, 2022

Motion: The Coventry Planning and Zoning Commission approves the minutes of the April 11, 2022, meeting.

By: Pollansky

Seconded: Hall

Voting:

For: Pattee, Pollansky, Jobbagy, Polsky

Against: None

Abstain: Hall

COMMUNICATIONS:

None

STAFF REPORTS:

1. Cannabis Establishment regulations – status

Staff: An outline from the cannabis subcommittee was emailed to Members. This is the base foundation for the regulations. The Town Attorney will look at this. This is a useful outline or structure on how the regulations will be formulated, the items we want to touch on, and how we administer them.

Pattee: This is very good, clear, and simple. It is important Staff and the PZC is supportive of such a regulation. She feels the commercial and rural development zones are sensible and non-controversial. Regarding the mention of illegal actions on the premises – most of those would be robberies because this is a cash business. We will have to put that on our radar.

Jobbagy: The subcommittee looked at some regulations from Massachusetts where they have had these businesses operating for a while. We've benefitted from their experience. This gives the PZC a good idea of the items that we have to address. We are only allowed one retail establishment and one for the manufacturing of the product. We are going to take our time and do this right.

2. Accessory Dwelling Units regulations – draft revision preparation

Staff: Has not had time to work on this.

3. Housing Affordability Plan – update

Staff: Things are going rapidly and well with the consultant. We will talk about the community value statement at an upcoming meeting. SLR will give action items and strategies. He expects to bring the plan to the PZC for the May 9, 2022, meeting. It is best

if this item go through the public hearing process. That is anticipated to be at the second PZC meeting in June.

Pattee: Feels the idea of a public hearing is an excellent one.

ENFORCEMENT:

1. Cassidy Hill Winery – questions from citizen

Staff: Questions from a citizen and answers from Staff were distributed to the Members (these are attached to this document). Some of the questions are under the jurisdiction of the PZC. Staff's answers were reviewed by the Town Attorney.

Pattee: Too much Staff time is being spend on this that could be better spent on items like ADUs. Is there any way to put a reasonable limit on repetitious questions? Some are blatantly intended to gum up the works. When do you think this will be over? Staff: The process has to unfold. The winery has to come forward to modify the application. He has been in communication with their land use attorney. He expects a preliminary discussion or the application for the May 9, 2022, meeting. The process will unfold with the applicant and the plan that they have. Jobbagy: We will not take any more questions on this matter. Hall: Confirmed with Staff that the applicant is expected to be at the May 9, 2022, meeting.

ACKNOWLEDGEMENTS:

1. #22-05 – Meadowbrook Plaza, 1671 Boston Turnpike.

Staff: Interior floor space change is proposed for Meadowbrook Spirits. Integrated Rehab is taking some of liquor store space to remain in the plaza and the liquor store will expand into the H&R Block space. This work will be done this summer.

ADJOURNMENT:

Jobbagy adjourned the meeting at 7:26 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.