

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, JUNE 13, 2022
VIA ZOOM INTERNET CONFERENCING**

CALL TO ORDER

By: Jobbagy

Time: 7:03 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 - remote	X	
	Darby Pollansky		X
ALTERNATE MEMBERS:	Bob Burrington	X	
	Brian Murray	X	
	Carol Polsky	X	
STAFF:	Eric Trott, Town Planner	X	

Burrington was seated for Pollansky.

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 report from the State Archeologist has not yet been received. This will have to be continued until the next meeting.

2. #22-06 – Special Permit application of XS Realty Holdings, LLC for construction of a professional office building pursuant to Section 6.07.02.ee, 1572 Boston Turnpike (Assessor’s Account No. R04496) – Commercial Zone

Dr. Jenkins and Philip Doyle were present.

Staff: A clean review memo was received from the Town Engineer, Todd Penney. This was the last outstanding item on this application.

Phil Doyle: This has been a very interesting process. We hope everyone is satisfied with the design. The team has addressed all concerns of the town. Comments from Town staff made the application 100% better than when it was first filed. The team is very happy with the interaction with Town staff.

B. Jobbagy: The new building is a model for what we want to see on Route 44.

Dr. Jenkins: Is excited to get things going. It has been a long process having started in 2017. Thanked Eric for the help. He is really excited to be at this point.

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary discussion with Andrew Bushnell for proposed Maynard Subdivision on Broadway.

Andrew Bushnell, Bushnell Associates, was present. This application is for property owned by June Maynard at 612 Broadway. A 2 lot subdivision is proposed. There will be the existing house on westerly side and an additional one on lot 2. We are proposing this under the open space subdivision. The property is bounded on the easterly side by town open space from a nearby subdivision, Liberty Cross - Hannah Lane. The open space from this property will add 3.59 acres. That piece of open space is quite large.

Staff: It is about 75 acres. It is challenging to get trails and people in there. Bushnell: We have received a non-jurisdictional ruling from IWA. The plan has been submitted to EHHD. The contours have water flowing from west to east.

Staff: A conservation easement will preserve the open space. Bushnell: He walked in there where he could but the invasives have taken root and allowed to grow. In some places these have taken over making it near impossible to access some of these open space sites. Even if you take them out they come back very quickly.

Bushnell: The west side has a stone wall with pins. Nice to get something on the northerly side. The easterly side abuts against another easement. He is saying no about putting property markers back there because of the difficulty in moving through the

invasives. Jobbagy: He is in favor of having some markings. Bushnell: The southerly points should be marked so the new lot owner knows the property line. Staff: Having the boundary lines pinned is in the regulations and must be done before a CO is issued. Posted the conservation easement disks will be a challenge. Bushell: Some waivers will be requested.

2. Preliminary discussion with Andrew Bushnell for proposed Breton family subdivision on Plains Road.

Andrew Bushnell, Bushnell Associates, was present. Owners is Michael Breton. This is to resubdivide the 42.5 acres parcel by dividing it into 2 lots; one for him and one for his son. Being a family subdivision it is exempt from the open space regulation. There are a lot of wetlands. There are some steeper slopes near the wetlands. There will be two houses toward the west end of the property with a common driveway coming from Plains Road along an old farm road with two wetlands crossing. The common driveway will be paved for the entire length. The farm road crossing will be improved. Todd Penney did review the sizing for the culverts under the driveway. This parcel is vacant. A few waivers will be requested.

Staff: He has not done a review of this application yet but does not have a concern about those waivers.

3. 8-23 Referral – donation of land to the Town – Stewart Road

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council do not pursue the donation of the Lucca property to the Town on Stewart Road.

Reason for Decision:

The conveyance of the property to an abutter would be more prudent in order to make an adjoining lot more conforming to the Zoning Regulations. There is no abutting Town land to the subject property that would encourage a significant preservation of open space in the neighborhood.

By: Pattee

Seconded: Burrington

Voting:

For: Pattee, Burrington, Jobbagy, Hall, Marek

Against: None

Abstain: None

4. 8-24 Referral – purchase of Town land – Main Street

Pattee: recused herself from the vote as she lives in that area. She does support this purchase.

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council pursue the conveyance of the Town property located next to 2524 Main Street to the owner of that property (Sutkowski).

Reason for Decision:

The conveyance of the property to the abutter would make that property more conforming to the Zoning Regulations.

By: Pattee

Seconded: Burrington

Voting:

For: Burrington, Jobbagy, Hall, Marek

Against: None

Abstain: Pattee

DECISIONS:

Motion: The Coventry Planning and Zoning Commission approves application #22-06S – Special Permit application of XS Realty Holdings, LLC for construction of a professional office building pursuant to Section 6.07.02.0e, 1572 Boston Turnpike (Assessor’s Account No. R04496) – Commercial Zone.

The Commission also approves the following waiver:

- Footnote #4 – Table 4.04.A – front yard setback

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Marek

Voting:

For: Pattee, Burrington, Jobbagy, Hall, Marek

Against: None

Abstain: None

ADOPTION OF MINUTES:

1. May 23, 2022

Motion: The Coventry Planning and Zoning Commission approves the minutes of the May 23, 2022, meeting.

By: Pattee

Seconded: Marek

Voting:

For: Pattee, Marek Jobbagy, Burrington, Hall

Against: None

Abstain: None

COMMUNICATIONS:

Alexa Gorlick, ZEO, has resigned and is making a career change. We will be looking for another Zoning Enforcement Officer. We need a permanent ZEO for help in the Land Use office.

STAFF REPORTS:

1. Cannabis Establishment regulations – status

Staff: Had forwarded the outline materials to the PZC. The PZC felt comfortable with those so they have been forwarded to the Town Attorney. The suggestion is to create a stand-alone section for cannabis rather than cherry pick the sections to add in the regulations. These have been well thought out. The PZC will get the draft regulations by the end of the month for the first meeting in July. He suggests extending the moratorium in July for an extra 90 days. This will still allow Coventry to get the regulations in force in a timely fashion.

Jobbagy: PZC will be looking at a few more details now – sight distance, recommending where they go if they apply. Some issues to consider: we don't want people congregating in parking lots with cannabis. There is an odor but it is something that cannot be measured. The odor issue is going to require some thinking. These establishments will only be allowed in commercial areas.

Staff: For cultivation locations PZC needs to be mindful of nearby residential areas.

2. Accessory Dwelling Units regulations – draft revision preparation

No information was shared.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

1. Housing Affordability Plan for the Town of Coventry – public hearing and adoption scheduled for July 25.

Staff: We are past the State deadline of June 1. OPM has been sent a letter that we are finishing are plan; this is not a fatal flaw. Half of the towns in the state have not submitted or completed it. We are in good shape. We have a sense of the plan with the housing needs assessment and information on the community survey. We will have a formal public hearing to gain inclusion, get comments from the public, and be open with the community. There has been an e-blast; we are sharing the information as best we can. PZC is accepting the application tonight and the public hearing notice will be published.

Pattee: Is very much in favor of this. She is glad PZC will not have the Affordable Housing and Cannabis hearing in the same month. She is much more worried about the rich, suburban towns that are fighting this tooth and nail. This plan addresses Coventry's needs.

2. Ad-Hoc: Accepting as applications for review:

Maynard subdivision on Broadway.
Breton family resubdivision on Plains Road.

3. Ad Hoc: Meeting on June 27 is being cancelled.

July 11, 2022, will be the next meeting.

ADJOURNMENT:

Jobbagy adjourned the meeting at 7:55 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.