

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING MONDAY, JANUARY 23, 2017**

CALL TO ORDER

By: Giglio

Time: 7:01 p.m.

Place: Conference Room B

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Christine Pattee, Secretary		X
	Darby Pollansky	X	
	Ed Marek	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Steven Hall	X	
	Brent Genovese	X	
STAFF:	Eric Trott, Town Planner	X	

Burrington was seated for Pattee.

AUDIENCE OF CITIZENS:

None

ADOPTION OF MINUTES:

Motion: Move to approve the minutes of the January 9, 2017 meeting.

By: Pollansky

Seconded: Marek

With the following correction:

- On page 1 of 5, Adoption of Minutes – change Jobbagy’s vote to Abstain.

Motion carried with the following vote:

For: Giglio, Marek, Pollansky, Jobbagy, Burrington
Against: None
Abstain: None

COMMUNICATIONS:

None

STAFF REPORT:

1. Land Use Office – staff/office activities

None

2. Zoning regulations to accommodate housing diversity and affordability

Staff commented that this item will be carried on the 2017 meeting agendas. Pattee feels strongly that there is a need for senior housing. This item should be kept in mind as the PZC updates the POCD, which is due in May 2020. Infrastructure limitations make the Village area not a viable choice at this time.

The Housing Authority is staying with what they have at the Senior Housing Center. This is a subsidized facility that is tied into the public sewer system. The area that was devoted to the septic system could be used for additional units.

Pollansky asked about status of the land that was taken for the Route 6 Corridor. Staff indicated that DOT conveyed 275 acres back to the town as open space. Coventry and Bolton partnered on a recreational trails grant, which was awarded last week. The two towns are working on the design of a multi-purpose trail that will link to existing trails. Once Andover receives conveyed open space from DOT, they may partner on this project.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

PUBLIC HEARINGS:

None

SITE PLAN REVIEWS:

None

OLD BUSINESS:

1. **Set effective date for adoption of revised zoning map amendment**

NEW BUSINESS:

1. **Special Permit extension request of Phil Blazawski for a motor vehicle dealer and repairer operation at 2724 Boston Turnpike.**

Phil Blazawski was present.

The previous extensions expired in April 2016. Drainage work, the rear parking surface completion, and the building replacement are the three outstanding items from the approved plan. There has been a delay in getting the DOT to reapprove the culvert so he can complete the drainage work. That permit expired so a new permit is in the works.

2. **Subdivision mylar filing extension request of Donna Roberts for 2-lot subdivision on Skyview Drive.**

Motion: To add New Business item 3 – Lot Line Modification – Windy Hill Road – Brown and item 4 – Windy Hill Road – Acceptance of the waiver requests.

By: Jobbagy

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

3. **Lot line modification - Windy Hill Road – Brown**

This was discussed at the previous meeting, but the PZC did not make a decision on the item.

4. **Windy Hill Road - acceptance of the PZC waiver requests**

Staff commented that these were mentioned at the previous meeting. Three have been approved in previous phases of the project. The remaining two are in regards to the length of the road. The 1,200 feet cul-de-sac limitation was due to emergency access and trip generation based on the number of vehicles using the road. Although boulevards had been used, such as North Farms Road, for roads longer than 1,200 feet new town staff in opposed to the use of boulevards.

Genovese stated his confusion about this issue. In previous visits to the PZC for this project, he heard that new roads are not desired because Town must add these to the maintenance plans. Now that the developer wants to add more lots, the longer road seems to be agreeable. It seems this is only helpful in allowing the developer to maximize his profit potential.

Pollansky stated that these decisions are made on a case-by-case basis and if the design is legal, it will likely be approved. Still, the PZC bases each decision using the standard of the decision being adequate for the health, safety, and welfare of the Town and its citizens.

The Coventry Planning and Zoning Commission acknowledges the waivers and are not in opposition to them.

DECISIONS:

Motion: On January 9, 2017 the Coventry Planning and Zoning Commission approved application #16-10ZC – Zone Change application of the Town of Coventry Planning and Zoning Commission to make changes and amendments to the Zoning Map.

The effective date for the revised zoning map shall be February 1, 2017.

By: Pollansky

Seconded: Jobbagy

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission approves the request of Phil Blazawski to extend the timeframe to complete the improvements associated with the Special Permit #09-26S for a motor vehicle dealer and repairer location. The new completion date shall be October 31, 2018.

By: Marek

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission approves the request of Donna Roberts for a 90 day mylar filing extension for the 2 lot resubdivision on Skyview Drive.

By: Pollansky

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission approves the lot line modification request of Charles Brown to reconfigure lots 12 and 13 in the Windy Hill Road Subdivision, as indicated in a plan dated December 12, 2016, prepared by Bushnell Associates for Country Way Development.

By: Pollansky

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

EXECUTIVE SESSION:

1. Discussion of pending litigation

Motion: For the Coventry Planning and Zoning Commission to enter Executive Session to discuss pending litigation at 8:08 p.m.

By: Pollansky

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington, Pollansky

Against: None

Abstain: None

Motion: For the Coventry Planning and Zoning Commission to exit Executive Session at 8:28 p.m.

By: Giglio

Seconded: Marek

Motion carried with the following vote:

For: Giglio, Marek, Jobbagy, Burrington

Against: None

Abstain: None

Note: Pollansky left the meeting at 8:18 p.m.

ADJOURNMENT:

The meeting was adjourned by Giglio at 8:30 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, PZC Recording Secretary

PLEASE NOTE: These motions 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 motions.