

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, JANUARY 25, 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 (arrived 7:32 p.m.)	X	
	Darby Pollansky	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Carol Polsky	X	
	Arianna Mouradijan	X	
STAFF:	Eric Trott, Town Planner Alexa Gorlack, ZEO	X	

AUDIENCE OF CITIZENS:

No one wished to speak.

PUBLIC HEARINGS:

- #20-06S – Resubdivision application of Debbieann Durkin to create one new lot, property located on Bread and Milk Street and Zeya Drive (Assessor’s ID #R0528) GR 80 Zone.**

Debbieann Durkin, applicant, and Andrew Bushnell, Bushnell Associates of 563 Woodbridge Street, Manchester, were present.

Mr. Bushnell presented the proposed plans. This property is 73 acres in size and is what is left from the Apollo Gardens subdivision. There is a 50' access way from Zeya Drive to this property. The proposal is for a 2-lot subdivision with access from Zeya Drive. This parcel has a lot of wetlands. The IWA gave approval of the plan last Thursday. Access from the frontage on Bread and Milk Street was necessitate crossing a lot of the wetlands. The plan design offers up mitigation including a vernal pool and upgrading the drainage from Zeya Drive for the small amount of impacted by access from Zeya Drive as well as a conservation easement on each lot. The easement on lot 1 will abut the open space the Town currently owns from the previous subdivision. The Town has an easement along the 50' access way to reach the open space and that will remain. The drainage easement was never filed with the Town; that will be worked out with Staff and Todd Penney. The lots will be served with a common driveway that is paved until access to lot 1 turns off; the rest will be gravel. Lot 2 will have an easement for use of the driveway. The plans show the house, well, septic system, and an outbuilding. The work will include enhancing some part of the drainage along the driveway. About half of the existing pipe will be removed and an open air swale with check dams and plantings will be constructed to treat and polish the stormwater from Zeya Drive as well as from the driveway. These micro pools is to polish the water allowing sediment to settle and the plantings will provide nutrient uptake. This is not an area of concern from the State Archeologist. The health district needs additional test holes dug prior to construction and the IWA wants a storm water report regarding the existing drainage to be sure the treatment swale can handle the volume of water.

Staff said the 50' right-of-way will serve for pedestrian access to the open space and there should be a green strip along the driveway for this purpose. There are no amenities on the on that property so it is more for protected open space than a pedestrian area. The applicant submitted the affidavit for the sign posting.

The public hearing was closed.

OLD BUSINESS:

None

NEW BUSINESS:

1. Lot line modification request of Atty. Robin Person involving properties located on Birch Ben (owner – Estate of G. Richard Messier) and Cheney Lane (owner – Lynn Lynch).

Staff said the property that is involved is the Lynch property. The Lynch property is all inclusive of Cheney Lane which is the driveway to the Lynch property. The houses along Cheney Lane have access to that driveway for their properties. This would be a transfer of property from Lynch to Messier. Most of the parcel is wetlands so there could not be development. Staff said this may be happening to gain enough property for A490. The Eastern Highlands Health district di issue an approval for this lot line change.

Pattee said the Senior Housing Alternative Study Committee has been looking for large parcels all over town. Their sense is that the Messier property is being kept very private.

Staff does not have a lot of background information on the family's intent. The property is in an estate at this moment.

Motion: The Coventry Planning and Zoning Commission approves the Lot line modification request of Atty. Robin Pearson involving properties located on Birch Bend (owner - Estate of G. Richard Messier) and Cheney Lane (owner - Lynn Lynch) as depicted in the plan prepared by Meehan and Goodin, titled 'Plan prepared of parcels to be conveyed by Lynn M. Lynch to Messier Estate and Trust properties', dated 8-22-20.

By: Pattee

Seconded: Marek

Voting:

For: Pollansky, Marek, Jobbagy, Hall, Pattee

Against: None

Abstain: None

2. 8-24 Referral – Town purchase of lot owned by Estate of Sylvia Anderson on Evergreen Trail (Pine Lake Shores).

Staff said this is a small lot at the end of a dirt road that the Anderson's wish to donate. It is the parcel at the terminus of the improved road surface that serves as a turn-around for snow plows that abuts the Frederick White Trust.

Motion: The Coventry Planning and Zoning Commission recommends that the Town pursue the donation of land owned by Estate of Sylvia Anderson on Evergreen Trail (Pine Lake Shores), pursuant to 8-24 of the CT General Statutes. The conveyance would be in the interest of the Town for roadway and connectivity purposes.

By: Marek

Seconded: Pollansky

Voting:

For: Pollansky, Marek, Jobbagy, Hall, Pattee

Against: None

Abstain: None

DECISIONS:

Motion: The Coventry Planning and Zoning Commission approves resubdivision application #20-06S of Debbieann Durkin to create one new lot, property located on Bread and Milk Street and Zeya Drive (Assessor's ID # R05028) GR 80 Zone.

The Commission also approves the requests of waivers of the subdivision regulations outlined in the November 23, 2020 letter to the Commission from Andrew Bushnell.

Conditions of Approval:

- A drainage easement shall be conveyed to the Town for the drainage improvements in the accessway.
- A common driveway easement – maintenance agreement needs to be depicted on the final plans and file.

- The construction note #8 shall be revised to state – The clearing limits shall be set in the field by a surveyor and certified that they are compliant with the approved sit plan prior to site disturbance.
- The conservation disks shall be posted in the field to delineate the conservation easement prior to site disturbance.

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Hall

Against: None

Abstain: None

ADOPTION OF MINUTES:

1. December 14, 2020

Motion: The Coventry Planning and Zoning Commission approves the minutes of the December 14, 2020 meeting.

By: Pollansky

Seconded: Pattee

With the following corrections:

Page 2, item 2 second paragraph, first sentence – change “lit” to “lot”.

Page 3, third paragraph, third sentence – change “for” to “to”.

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Hall

Against: None

Abstain: None

COMMUNICATIONS:

1. Zoning referral – CRCOG – Vernon Zoning Amendment.

No comment.

STAFF REPORTS:

1. ‘Woodbridge test case sets the stage for debate’ – article on affordable housing.

Staff said this is a copy of an interesting article describing a legal case in Woodbridge. There is limited affordable housing in Woodbridge and that town has not been modifying its regulations over time to comply with affordable housing regulations. The State

legislature intent is to have affordable housing regulations in place by 2022. Coventry has options for multi-unit housing in various zones.

Pollansky's concern is that this process is trying to skip over going for a zoning change and simply submit an application trying to do something that is currently not allowed in a zone.

Pattee said Woodbridge does not want affordable housing. Such housing, to be successful, has to be clustered and has to be on a sewer and water connection. This is a political hot potato. Coventry's sewer system capacity is bumping up against the 90% limit per the State and has too much nitrogen. There may not be enough sewer allotments left. An upgrade to the system is \$8 million. The Senior Housing Alternative committee has stayed away from speaking aloud about what an upgrade would cost for multi-unit housing.

Staff said someone could file for a use that is not currently allowed. If the PZC denies the application the decision is appealable. Land Use staff tries to work in the context of the regulations finding balance with the issues and provide options. Pollansky hopes all of the work done on the POCD was not in vain. The subcommittee did more than their share to try to look into all the alternatives. Coventry has done its due diligence. Staff said the new, revised POCD has housing choices. There are opportunities to develop these choices. The State is trying to get towns up to speed for affordable housing.

Polsky said the reality is that change is needed. We don't have enough affordable housing in the state. Zoning regulations have created those barriers as not all are conducive to affordable housing

Pollansky asked about the tumbled down part of the stone wall at Walgreens that she brought up at the previous meeting. Staff said he has not had a chance to follow up with Walgreens; he will reach out to them.

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbagy adjourned the meeting at 8:01 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.