

**COVENTRY PLANNING AND ZONING COMMISSION
MINUTES
MONDAY, MARCH 8, 2021**

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	X	
	Darby Pollansky	X	
ALTERNATE MEMBERS:	Bob Burrington	X	
	Carol Polsky	X	
	Arianna Mouradijan	X	
STAFF:	Eric Trott, Town Planner	X	

AUDIENCE OF CITIZENS:

No one wished to speak.

PUBLIC HEARINGS:

- #21-01 – Special Permit application of Ryan LeClair for the placement of an accessory building (container) for storage; property located at 35 Tedford Drive (Assessor ID # 00985) GR 80 Zone**

Staff said this is a follow up application of the zoning regulation amendment made last March for the consideration of the actual container. Rendering and details have been submitted. The images show the proposed metal roofing, the roof attachment, the cement siding being considered, and the footings. The site plan is using satellite imagery for

placement. The health department approved the application as complying with the health code.

Pattee thanked the LeClairs for getting this new regulation on the books. The double container with the shed roof looks nice. Melissa LeClair thanked the PZC and Staff for their support. Ryan LeClair said they may have solar lights in the containers. Ms. LeClair has the sign affidavit and a picture that the public hearing sign was posted on Tedford Drive. She said they are still deciding on the exterior treatment between cement board or vinyl siding.

Audience of Citizens:

No one was present to speak on this matter.

The public hearing was closed.

2. #21-02 – Special Permit application of Martin and Jo Duke for the demolition and reconstruction of a single family residence on a nonconforming lot; property located at 111 Lake Road (Assessor’s ID # 05102) LR Zone

Marty Duke was present along with Andrew Bushnell, Civil Engineer and Land Surveyor.

Mr. Bushnell presented the site plan and provided the narrative of the project. This property is on the corner of Lake Road and S. Ayers Road. The existing lot is .23 acres or 10,163 sq. feet. A special permit is needed for a lot less than 30,000 sq. feet. Mr. Duke’s deed is written from an older map. In 1939 another map was drawn realigning the lots in a different fashion. The Duke’s deed does not reflect the revision so the boundary lines had to be reestablished. The existing house was built in the 1930s or 1940s as a summer cottage that has been reworked for year-round living. The reworking was not necessarily to code. The Duke’s purchased this property a couple of years ago. They have been deciding whether to fix up the house or tear it down and build from scratch. The location of the proposed house is shown on the plan. The existing house encroaches along the front yard line. The proposed location positions the house to be within all setback lines. The existing shed of less than 100 sq. feet and 13’ high is proposed to be moved to the rear of the house 8’ off the property line. The new house will be larger than the existing house that is 895 sq. feet in size. The plan will have lot coverage of 12%. A 15’ x 4’ rain garden is proposed to mitigate the coverage over 10% by capturing the 280 sq. feet of roof runoff. The rain garden will be an 8” deep depression with mulch and amended soil. Plants are being proposed for the rain garden for the uptake of the storm water. The property has a sewer connection and is currently served by a water system that is shared with 4 – 5 houses. Mr. Duke is proposing to drill a well rather than continuing using the water system. The footing drain will outlet to the catch basin at the road. There is a slight boundary encroachment of Lake Road pavement about 7’ at the worse spot. Duke is willing to give the town an easement for this encroachment.

Staff said the Dukes are not responsible for creating the encroachment; it likely was created some time ago. Should the owner be subjected to having to include the road pavement in lot coverage calculations? With an encroachment easement that area would be considered separate and district from the owner’s property. Bushnell feels that area is ~100 sq. feet or 1% of lot coverage. Marty Duke said he has no problem with the easement on that corner.

The typical erosion and sediment controls will be in use during construction. Wetlands staff and the Town Engineer have been on the property. There will be no impact to the wetlands.

Architectural renderings of the new house were shown. This will be a stick-built home with the roof trusses being prefabricated. Mr. Duke said they bought the cabin in 2014 and had used the cabin as a summer home. The Dukes recently retired and decided to make Connecticut their state of residence. More space is needed for full-time living.

The new house will be 10' higher than the existing house for a height of 30'. The zoning regulation maximum height is 40'. Mr. Duke does not see the extra height having a big impact on the uphill neighbors as there are few windows on that side of the neighboring house.

Mr. Duke submitted the sign affidavit.

Audience of Citizens:
No one wished to speak on this matter.

The public hearing was closed.

OLD BUSINESS:

None

NEW BUSINESS:

1. Lot line modification request of Andrew Bushnell involving properties located on Pucker Street and owned by Salamanca Girl, LLC, Richard and Melanie Stone, Shelia and Leonard Fowler, High Fields Farm, LLC

Andrew Bushnell was present.

Mr. Bushnell said in 2009 the owner came before the PZC to subdivide the two houses that were on parcel A. Richard Stone, the abutter to the west on Hop River Road, has taken the hay off the fields for the owner, Mrs. Hanson. This plan is for Stone to purchase frontage to the hay fields and some other tweaks to the property lines.

- 168 Pucker Street wants to annex the pond onto their property of 1.79 acres. Parcel A is ~31 acres.
- .26 acres is to be combined with 164 Pucker Street.
- Parcel B, south of parcel A, is 73.95 acres with a wooded piece that is undeveloped. Parcel B has an existing shed. A 200' swath of Parcel B will be added to Parcel A.
- Mr. Stone will buy 49.3 acres of Parcel A.
- 62.78 acres will be the reconfigured Parcel B.

These modifications maintain the required 200' of frontage for this zone along Pucker Street. This will be for agricultural use giving Mr. Stone another access point rather than from the back of his property on Hop River Road. Bushnell does not see this property as

being developable. There are enough wetlands to break up the property into regulated areas. The soils will not support multi-unit housing. It is being preserved for farming at this point.

Motion: The Coventry Planning and Zoning Commission approves the lot line modification request of Andrew Bushnell involving properties located on Pucker Street owned by Salamanca Girl, LLC; High Fields Farm, LLC; Richard and Melanie Stone; Sheila and Leonard Fowler, as depicted in the plan prepared by Bushnell Associates, LLC, title 'Plan Prepared for Salamanca Girl, LLC, 168 Pucker Street, Coventry, CT, Lot Line Modification Plan' dated February 9, 2021.

By: Pollansky

Seconded: Marek

Friendly amendment suggested by Bushnell; accepted by Pollansky and Marek. The plan is dated 10-20-2020 and revised 3-3-2021.

Voting:

For: Pollansky, Marek, Jobbagy, Hall, Pattee

Against: None

Abstain: None

2. 8-24 Referral – Capital Improvement Program Budget review

Staff created a standard memo indicating the items in the CIP that are under the purview of the PZC. The CIP has a lot of the same projects listed as in years past. The library expansion is moving forward.

Motion: The Coventry Planning and Zoning Commission recommends that the Town Council proceed with the Capital Improvement Program Budget FY 2021/2022 – 2026/2027 with the following comments, the PZC prioritizes 21-pw-08 – South and Swamp Road Safety Improvements, pursuant to Section 8-24 of the CT General Statutes.

By: Marek

Seconded: Pollansky

Voting:

For: Pollansky, Marek, Jobbagy, Hall, Pattee

Against: None

Abstain: None

DECISIONS:

Motion: The Coventry Planning and Zoning Commission approves special permit application #21-01 of Ryan LeClair for the placement of a container as an accessory building for storage; property located at 35 Tedford Drive (Assessor's ID # R00985) GR 80 Zone

The Commission also approves the request of a waiver pursuant to Section 7.02.08.b.2 of the Zoning Regulations in order to not be required to file a site plan mylar in the Land Records, since one currently exists for the subdivision.

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Friendly amendment suggested by Hall and accepted by Pattee and Pollansky: Since there are going to be two containers joined by a roof, the motion language should read "...placement of containers..."

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Hall

Against: None

Abstain: None

Motion: The Coventry Planning and Zoning Commission approves special permit application #21-02 of Martin and Jo Duke for the demolition and reconstruction of a single family residence on a nonconforming lot, property located at 111 Lake Road (Assessor's ID # R05102) LR Zone.

Conditions of Approval:

- The Town Engineer shall approve the final plans.
- The easement to reflect the pavement encroachment shall be filed in the land records; easement to reflect on the history of the encroachment and indicate the encroachment is not due to any actions on the part of the property owner.

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. January 25, 2021

Motion: The Coventry Planning and Zoning Commission approves the minutes of the January 25, 2021 meeting.

By: Pollansky

Seconded: Pattee

With the following corrections:

Page 2, second paragraph, second sentence – remove “on that”.

Page 2, New Business item 1, second line – change “Ben” to “Bend”.

Page 2, New Business item 1, first paragraph, last sentence – change “di” to “did”.

Voting:

For: Pollansky, Pattee, Marek, Jobbagy, Hall

Against: None

Abstain: None

COMMUNICATIONS:

- 1. Zoning referral – CRCOG – Town of Willington – Zoning Regulation Amendment; Town of Mansfield – Planning and Zoning Commission application for residential housing – courtesy referral**

No comments from Staff.

STAFF REPORTS:

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

ADJOURNMENT:

Jobbagy adjourned the meeting at 8:05 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.