

**COVENTRY ZONING BOARD OF APPEALS
MINUTES & MOTIONS
REGULAR MEETING OF TUESDAY, AUGUST 16, 2022
TOWN HALL ANNEX AND ZOOM WEB CONFERENCING**

CALL TO ORDER:

By: Twerdy

Time: 7:00 p.m.

Place: Hybrid

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer – Secretary		X
	Thomas Delucco		X
	Michael Gerrity	X	
	Cheryl Ann Resha – Vice Chair	X	
	Claire Twerdy - Chairperson	X	
ALTERNATE MEMBERS:	Patricia Hodge	X	
	Patricia Schneider - remote	X	
	Bill Zenko	X	
STAFF:	Mindy Gosselin, Inland Wetlands Agent	X	

READING OF LEGAL NOTICE:

Twerdy: The hearing was opened at the July meeting and immediately continued. However, the public notice was read at that time. She asked Resha to read portions of the notice for any public that may be listening at this meeting.

EXPLANATION OF PROCEDURES

Twerdy, Chairperson, explained the procedures for the public.

Twerdy seated Schneider in Bauer’s absence and Zenko was seated in place of Delucco.

PUBLIC HEARING:

1. #ZBA-22-6 – Application of John Branigan, requesting a variance of Table 4.04.A. Dimensional Requirements, for a side yard setback reduction for construction of a detached garage at 740 Dunn Road (Assessor’s ID # R06840) GR80 Zone.

John Branigan was present remotely. He is asking for the variance to build a detached garage on the right-hand side of the driveway. The setback would encroach over by 3’ at the front of the garage and 9’ at the back. The garage is being placed there because of the locations of the house and septic system. Also, the well and wetlands are at the front of the house. Statement of hardship is based on having a challenging lot.

Resha: It looks like the garage would be 15’ from the setback vs. 20 and 10’ vs. 20.
Branigan: At the rear of the garage it would be 10’.

Zenko: The plan says proposed gravel driveway. Isn’t there a driveway already? Branigan: Those plans were from the new build timeframe. The driveway is paved now. The structure would be screened from the neighbor’s lot. A portion of the building would be on the driveway. It overlaps an existing paved area.

Hodge: The owner is talking about a setback area that is now wooded. Does the neighbor know they may have a view of the garage? Branigan: There should not be disturbance of the woods.

Schneider: Is this an oversized garage in the back? Branigan: The attached garage is 24’ x 26’. This is for a 24’ x 36’ garage. He is going with a large enough structure to facilitate future growth. If it has to be smaller it still would be in the setback. The depth does not play a factor into the setback. He will be reusing the current garage door on the new garage.

Twerdy: What are the dimensions of the variance you are requesting? Branigan: At the front of the building it will be 10’ and at the rear 5’. Twerdy: The largest would be 10’ for the wording of the motion.

Audience:
No one was present to speak.

Branigan: Appreciates everyone’s time this evening.

The hearing is closed.

Motion: I move that the Coventry ZBA approve application #ZBA-22-6 – Application of John Branigan, requesting a variance of Table 4.04.A. Dimensional Requirements, for a side yard setback of 10’ reduction for construction of a detached garage at 740 Dunn Road (Assessor’s ID # R06840) GR80 Zone.

The hardship being: The location of the septic system and wetlands on the property which covers the current driveway.

By: Resha

Seconded: Zenko

Voting:

For: Schneider, Gerrity, Twerdy, Zenko, Resha

Against: None

Abstain: None

NEW BUSINESS/DISCUSSION:

a. Approval of May 17, 2022, Regular Meeting Minutes

Motion: I move that the Coventry ZBA approve the May 17, 2022, Regular Meeting Minutes.

By: Zenko

Seconded: Gerrity

With the following corrections:

- Page 2, item 1, third paragraph, sixth sentence – change the first instance of “four” to “for”.
- Page 2, item 1, eighth paragraph, last sentence – change “sees” to “see”.
- Page 3, item 2, first paragraph – change “if in fact” to “to determine”.
- Page 4, fifth paragraph, third sentence – change to read “It would be helpful to have an ordinance that addresses having domesticated pigs.”.
- Page 5, first paragraph, second sentence – change “There” to “They”.
- Page 5, Motion – remove the first instance of “to”.
- Page 5, Motion, Discussion, third sentence – remove “It”.

Voting:

For: Zenko, Twerdy, Schneider, Resha, Gerrity

Against: None

Abstain: None

b. Approval of July 19, 2022, Regular Meeting Minutes

Motion: I move that the Coventry ZBA continue this matter until the next meeting.

By: Twerdy

Seconded: Resha

Voting:

For: Zenko, Gerrity, Resha, Twerdy, Schneider

Against: None

Abstain: None

ADJOURNMENT:

Motion: I move to adjourn the meeting at 7:31p.m.

By: Gerrity

Seconded: Twerdy

For: Zenko, Gerrity, Resha, Twerdy, Schneider

Against: None

Abstain: None

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, ZBA Clerk

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next Board meeting. Please see the next Board meeting minutes for approval or changes to these minutes.