CALL TO ORDER
By: Giglio    Time: 6:59 p.m.    Place: Town Hall Annex

ROLL CALL:

<table>
<thead>
<tr>
<th>REGULAR MEMBERS:</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<tbody>
<tr>
<td>Ray Giglio, Chairman</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Bill Jobbagy, Vice Chairman</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Christine Pattee, Secretary</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Darby Pollansky</td>
<td></td>
<td>X</td>
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<tr>
<td></td>
<td></td>
<td>arrived at 7:07 p.m.</td>
</tr>
<tr>
<td>Ed Marek</td>
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<td>X</td>
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<tr>
<th>ALTERNATE MEMBERS:</th>
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<tr>
<td>Bob Burrington</td>
<td></td>
<td>X</td>
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<tr>
<td>Steven Hall</td>
<td></td>
<td>X</td>
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<tr>
<td>Open</td>
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<th>STAFF:</th>
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<tr>
<td>Eric Trott, Town Planner</td>
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Hall was seated for Pollansky until her arrival.

AUDIENCE OF CITIZENS:
None

ADOPTION OF MINUTES:

Motion: Move to approve the minutes of the October 10, 2017, meeting.
With the following corrections:
• On page 3 of 5, New Business, Item 1, second paragraph - change “Shivonski’s” to “Shivonskis”; change “created” to “create”
By: Pollansky          Seconded: Jobbagy

Motion carried with the following vote:
For: Giglio, Marek, Pollansky, Jobbagy, Pattee
Against: None
Abstain: None

COMMUNICATIONS:

None

STAFF REPORT:

1. Land Use Office – staff/office activities.

None

ENFORCEMENT:

None

ACKNOWLEDGEMENTS:

None

PUBLIC HEARINGS:

None

SITE PLAN REVIEWS:

None

OLD BUSINESS:

None
NEW BUSINESS:

1. Preliminary discussion with Ken Pudeler for a proposed subdivision on South Street Extension.

Ken Pudeler from Pudeler Engineering was present.

Giglio stated that there is a letter in the member’s packet that provides information regarding this proposal.

Mr. Pudeler presented the plans of the property that Mr. Desiato wishes to sub-divide. A large portion of the property is water. The water and marsh areas have been flagged. A flood plain delineation is included, but no physical work has been done on this; there are no elevations or computations provided. No structures or work is planned within three feet of the flood plain line. The proposal is for six rear lots with two shared driveways. The driveways are 450’ - 550’ long with the proper turnouts shown. The road surface is recycled asphalt chips. A cul-de-sac cannot be added to an unimproved road. Four waivers have been requested. The soils test well. The State Archeologist has been contacted with no response at this time.

Staff noted that the fourth waiver cannot be granted because it deals with a zoning regulation. A conservative easement is his first reaction to be considered for this type of open space. Staff suggests that Pudeler contact the Town Engineer/Inland Wetlands Agent for possible comments and suggestions.

2. Preliminary discussion with Eric Peterson for a proposed subdivision on Wrights Mill Road.

Eric Peterson was present of Gardner Peterson Associates. The property owner, Bob Merzin, was present as well.

Mr. Peterson presented the twelve acre parcel that Merzin owns on Wright Mill Road. The parcel has 150’ of frontage. The proposal is to create a 2.28 acre lot with 100’ of frontage by subdivision. The Merzin’s will remain on the rear lot. Per regulations, two driveways are shown as being possible. However, this subdivision will share the existing driveway with upgrades including widening it to 20’. The common portion of the driveway is approximately 500’ long. Test holes have been dug for the proposed lot. There is a portion of wetlands on the new lot; all work will be outside of that area.

3. Lot pin waiver request of Andrew Bushnell for property located at 271 Skyview Drive.

DECISIONS:

NEW BUSINESS:
1. **Preliminary discussion with Ken Pudeler for a proposed subdivision on South Street Extension.**

**Motion:** The Coventry Planning and Zoning Commission approves waiver requests one, two, and three per the letter from Pudeler Engineering dated November 1, 2017.

By: Pollansky    Seconded: Pattee

Motion carried with the following vote:
For: Giglio, Marek, Pollansky, Jobbagy, Pattee
Against: None
Abstain: None

3. **Lot pin waiver request of Andrew Bushnell for property located at 271 Skyview Drive.**

**Motion:** The Coventry Planning and Zoning Commission approves the request of Andrew Bushnell to waive the requirement of Chapter VI, Section 3.g of the Subdivision Regulations to allow the property owner not to install all the required lot pins on a large parcel. The property is located at 271 Skyview Drive.

Reason for Decision:
The parcel is a 30+ acre sized property and the surveyor was able to set most of the property pins but not all.

By: Pattee    Seconded: Pollansky

Motion carried with the following vote:
For: Giglio, Marek, Pollansky, Jobbagy, Pattee
Against: None
Abstain: None

**ADJOURNMENT:**

The meeting was adjourned by Giglio at 7:47 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.