

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, NOVEMBER 15, 2022
TOWN HALL ANNEX & ZOOM CONFERENCING**

CALL TO ORDER:

By: Twerdy

Time: 7:05 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:	Eric Trott, Town Planner	X	

Twerdy seated Schneider for Bauer.

READING OF LEGAL NOTICE:

Resha, Vice Chair, read the legal notice into the record.

EXPLANATION OF PROCEDURES

Twerdy, Chairperson, explained the procedures for the public.

PUBLIC HEARING:

a. **#ZBA-22-8 – Application of Timothy Phillips, requesting a variance of Table 4.04 A. Dimensional Requirements, for side yard setback reduction for construction of an attached garage at 657 Swamp Road (Assessor’s ID # R01926) GR80 Zone**

Timothy Phillips, 657 Swamp Road, was present. He is submitting this application for a variance for setback of about 7’ on the property. There is no other good spot to put the garage with the septic, well, and wetlands on the property. This garage would not be close to anyone else’s property. Pictures submitted show the wood line to the other person’s property. An abutting neighbor did not have an issue with this.

Gerrity: Why such a large building? Phillips: This will be garage space for two cars and a woodshop. He does not have a basement in the house. There is no other spot for a woodshop without adding another building. The shed on the property was approved in the office. Staff: Sheds less than 13’ in height can be closer than the normal setback.

Delucco: Are the neighbors okay with this proposed garage? The garage will be in the driveway area? Would you consider taking down the shed and moving the garage some? Phillips: He sent letters to the neighbors and has not heard any objection to this. The proposed area near the driveway is dry and solid. Part of the garage will be at the original driveway. The shed is in the best place for landscaping equipment. That is the only flat spot. Phillips does structural building but also crafts smaller items that can be done in the woodshop.

Resha: If the garage was shifted forward a bit to be level with the house would it impede the setback? Phillips: That corner of the house has two very large windows. That is one reason he had for not moving the garage forward. He would like to keeping sunlight coming in from those windows.

Twerdy: What is the relationship of the garage to the boundary line? She sees the driveway and then a grassy area and trees. Phillips: The boundary is at the driveway turn in. No trees will have to be removed. Some of the grass in the front will be changed for the driveway turn around.

Audience of citizens:

No one wished to speak.

The hearing is closed.

Motion: I move that the Coventry ZBA approve application #ZBA-22-8 – Application of Timothy Phillips, requesting a 7’ variance of Table 4.04 A. Dimensional Requirements, for side yard setback reduction for construction of an attached garage at 657 Swamp Road (Assessor’s ID # R01926) GR80 Zone.

The hardship being: Due to the wetlands and wetlands regulated areas and the location of the well on different parts of the property.

By: Delucco

Seconded: Gerrity

Voting:

For: Gerrity, Twerdy, Resha, Delucco, Schneider

Against: None

Abstain: None

The motion passes.

NEW BUSINESS/DISCUSSION:

a. Approval of October 18, 2022, Regular Meeting Minutes

Motion: I move that the Coventry ZBA approve the October 18, 2022, Regular Meeting Minutes.

By: Gerrity

Seconded: Delucco

With the following corrections:

- Page 2, Public Hearings, fourth paragraph, first sentence – change to “Was it Mr. Wells’ intention that he move into the house?”.
- Page 4, second paragraph, fourth, fifth and sixth sentences – change to read “And she thought if the goal is to have both commercial and housing. Her concern was about access to the property. It seems these apartments have separate access to the property.”.
- Page 4, fifth paragraph, first sentence – change “themselves” to “itself”; seventh sentence – add “that permits residential” at the end.
- Page 4, New Business/Discussion, Motion – change the date to “July 19, 2022”.

Voting:

For: Delucco, Twerdy, Schneider, Resha, Gerrity

Against: None

Abstain: None

b. Approval of 2023 Meeting Schedule

Motion: I move that the Coventry ZBA approve the 2023 meeting schedule as presented.

By: Resha

Seconded: Delucco

Voting:

For: Delucco, Twerdy, Schneider, Resha, Gerrity

Against: None

Abstain: None

ADJOURNMENT:

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

By: Resha

Seconded: Gerrity

For: Twerdy, Resha, Gerrity, Delucco, 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.