

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
MONDAY, DECEMBER 13, 2021**

**CALL TO ORDER**

By: Jobbagy

Time: 7:10 p.m.

Place: Hybrid

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Steven Hall, Secretary - remote	X	
	Bill Jobbagy, Chairperson	X	
	Ed Marek - remote	X	
	Christine Pattee, Vice Chairperson - remote	X	
	Darby Pollansky	X	
<b>ALTERNATE MEMBERS:</b>	Bob Burrington - remote	X	
	Carol Polsky - remote	X	
	Arianna Mouradijan		X
<b>STAFF:</b>	Eric Trott, Town Planner	X	

**AUDIENCE OF CITIZENS:**

No one wished to speak.

**PUBLIC HEARINGS:**

- #21-09 – Zoning Regulation Amendment Petition of Phil Doyle, Agent for Dr. Jenkins, to add Footnote #4 to Table 4.40A – Dimensional Standards – regarding Commercial Development setback modifications.**

Damon Jenkins, Phil Doyle of LADA P.C. Land Planners, and Robin Messier Pearson were present.

Staff went over the history of this issue. There is a need for a modification to the front setback on this property. The modification will allow the PZC some flexibility. This is a

simple change to achieve some benefit to this parcel and others in the Route 44 commercial zone where, in some cases, parking be allowed in the front. The CRCOG referrals were sent; no comments came back from them or abutting towns.

Phil Doyle from LADA said developers are forced to take a look at the site plan regulations as well as the design guidelines to position buildings on pieces of property. Doyle and Staff looked at language for commercial zones that might be constrained by the nature of the site and drafted some ideas. These were sent to the Town Attorney. The attorney proposed the footnote. There is a proposed change to the table in conjunction with the footnote. These changes will make the regulations a bit more flexible. What we discovered on this site is likely to show up on other properties. There is only one position for the septic system. This is a simple approach and thinks it is consistent with many sections of the POCD - falling into Community, the Vitality section, and Resiliency. Dr. Jenkins is a local dentist. He purchased this property to construct a free-standing building. The application is consistent with the POCD.

Pattee is supportive of this flexible approach. Staff provided attention to detail that the PZC trusts and depends on. The value of a main highway is for businesses and for farming. This is the way to go for main highway streets.

Pollansky confirmed with Staff that Rich Roberts reviewed this language.

Hall understands this is a good thing for the town and the doctor making him generally supportive of this. Hall feels very strongly about traffic safety as he did with Dollar General. While PZC can't ask the application to put in a sidewalk for future planning an area should be set aside for a sidewalk. We need to be cognizant of pedestrian safety and traffic flow being calmed by sidewalks.

Audience of Citizens:

No one wished to speak.

Jobbagy closed the hearing.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. Adoption of 2022 PZC Calendar**

**Motion:** The Coventry Planning and Zoning Commission adopts the 2022 meeting calendar as presented.

By: Pollansky

Seconded: Mirek

Voting:

For: Pollansky Pattee, Marek, Jobbagy, Hall

Against: None

Abstain: None

## **2. IWA, PZC Meeting with Dr. Kortmann re: Coventry Lake Development**

Staff sent the Members a copy of the email about the IWA and PZC having a joint meeting in early 2022 with Dr. Kortmann to talk about the lake water health.

### **DECISIONS:**

**#21-09 – Zoning Regulation Amendment Petition of Phil Doyle, Agent for Dr. Jenkins, to add Footnote #4 to Table 4.40A – Dimensional Standards – regarding Commercial Development setback modifications.**

**Motion:** The Coventry Planning and Zoning Commission approves application #21-09 – Zoning Regulation Amendment of Phil Doyle, agent for Dr. Jenkins, to add footnote #4 to Table 4.04.A – Dimensional Standards – regarding commercial development setback modifications.

Reason for Decision:

The proposal is supported by the Plan of Conservation and Development, specifically Chapter 1, Section E, Recommendation #4.

Effective Date:

The day after the expiration of the appeal period after the publication of the legal notice.

By: Pattee

Seconded: Pollansky

Voting:

For: Pollansky Pattee, Marek, Jobbagy, Hall

Against: None

Abstain: None

### **ADOPTION OF MINUTES:**

#### **1. October 25, 2021**

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

With the following corrections:

- Page 2, Regina Malsbary speaking, second sentence – change “it” to “is”.

By: Pollansky

Seconded: Pattee

Voting:

For: Pollansky Pattee, Marek, Jobbagy

Against: None

Abstain: Hall

### **COMMUNICATIONS:**

None

### **STAFF REPORTS:**

#### **1. Affordable Housing Plan preparation – subcommittee formation**

Staff provided some required reading that will be discussed at the next meeting. Coventry has received a \$15k grant from the Department of Housing to prepare a housing plan. This needs to be completed by June 2022. It will be a six-month process to create an affordable housing plan. While we do have the analysis of affordable housing geared to seniors this will be geared to overall affordable housing. Look at the planning resources from RPA. Staff hopes there will be Members that would like to serve on this subcommittee involving night meetings, community input sessions, and likely daytime sessions as well.

Pattee said she was interested in volunteering for the subcommittee. Polsky said she would volunteer as well. The Town Council is supportive of a full-time committee; they would provide the charge for a committee.

#### **2. Cannabis Establishments regulation preparation – subcommittee formation**

Staff said this is another important topic for 2022. Right now Coventry has a nine-month moratorium on this matter. Coventry will be creating land use regulations. The best regulation Staff has seen is the one prepared by the Naugatuck Valley Council of Governments. It is expected that regulations be wrapped up by the middle of July. We can either regulate or disallow cannabis establishments. There will be a conversation at a January Town Council meeting to find out what direction the Council want this to take. Rich Roberts will be giving us guidance. One issue is the separation distancing from schools – Vernon has decided on 3,000’ such that Vernon does not want these establishments in downtown Rockville.

Jobbagy volunteered to be on this subcommittee. Polsky said her request is to keep an open mind. Pattee is happy to be involved with this subcommittee with Jobbagy taking the lead. Staff said resident Erik Williams contacted Staff saying he would be happy to give assistance or insight for this process.

#### **3. New Zoning laws required by CT General Statutes – accessory dwelling units**

This was one of the changes that occurred in the Legislative session of 2021. This relates to affordable housing and affordable housing requirements (ADUs). Staff will be forwarding a draft section dealing with ADUS that will be a starting point for crafting a zoning regulation change. This will be on the agenda for the meeting January PZC meeting.

## **ENFORCEMENT:**

### **1. Status of Cassidy Hill Winery - special permit compliance**

Staff reviewed the history of this issue and prepared a detailed outline with solutions to deal with issues that are out of compliance. The PZC agreed these are workable and can be applied. Staff has been meeting with the owners to facilitate these solutions. The Chipkins have not gotten a response from an engineer to get a site plan review nor have they connect with a traffic engineer. A parking plan was submitted by Chipkin that has not been approved by Town staff. The Town Engineer looked at the plan and thinks it is a good starting point but the parking layout plan needs to be more accurate. The owners have received approval from the Health District.

Polsky went over the list of items the owners must deal with. The owners have not yet addressed how many people they are allowed. They did not seem very excited about having people log in. Staff said they can kind to back into this with the number of vehicles in an approved parking plan. It is Staff's intention to work with the business to assist and to provide feedback and options. Staff understands the PZC would be expect this to occur.

Jobby asked if they want to open in May do they understand the data is needed? Staff has told the Chipkins to be vigilant on this matter. The process has been started and we are working with the issues.

Brian Murray, 29 Cassidy Hill Road – The events have been above and beyond what they were approved for. A special permit is needed for these events. Have all of the issues been identified? Staff said the issues that have been brought to attention will be addressed. Murray said he thinks Staff has hit the mark with what has been identified and the options for correcting the issues.

Person living on Cassidy Hill Road – Asked if additional changes are needed for the existing indoor events and if the Town of Tolland has been involved? What kind of notice would have been given to neighbors with the change to outdoor music events? Staff said the interior and exterior events are segregated. Interior events were considered and approved with the initial approval. Tolland and CRCOG were notified originally. The owners will be working consultants with the use and how that translates to the traffic. A Special Permit application would have included notification of abutters.

Brian Murray – asked if this is fully in the Chipkin's lap now? Staff said a plan by an engineer and traffic study is the next step the Chipkins must provide.

## **ACKNOWLEDGEMENTS:**

None

**ADJOURNMENT:**

Jobbyg adjourned the meeting at 8:10 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.