

**COVENTRY PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES**

Monday, February 09, 2026

Town of Coventry, Town Hall Annex Building, 1712 Main Street Coventry, CT 06238  
& Zoom Teleconference

	<b>MEMBER</b>	<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Darby Pollansky, Chair	X	
	Bill Jobbagy, Vice Chair		X
	Brian Murray	X	
	Steve Reviczky		X
	Eric Thomas, Secretary	X	
<b>ALTERNATE MEMBERS:</b>	Mindy DiPisa	X	
	Kathleen Krider (via Zoom)	X	
	VACANT		

<b>STAFF:</b>	Jana Roberson, AICP, Director of Planning & Development
	Andrea Vassallo, Recording Secretary

**1. CALL TO ORDER:**

Chair Pollansky called the meeting to order at 7:02 PM.

**2. ROLL CALL / SEATING OF ALTERNATES:**

Alternates DiPisa & Krider for were seated for Commissioners Jobbagy & Reviczky. Both Jobbagy and Reviczky were excused.

**3. AUDIENCE OF CITIZENS:** None.

**4. PUBLIC HEARINGS:**

**a. PZC-25-17** – Special Permit for the extension or enlargement of a non-conforming use – exception for long-established uses (Sec.5.07.03.b) and farm including retail nursery or greenhouse (Sec. 6.05.02.b) on 2.99 acres at 89 Flanders Road in the R/A Zone, Applicant/Owner: Joshua Beebe (Tardif Farm).

Jana Roberson, AICP, Coventry Director of Planning & Development, stated the public hearing is a continuation from December 08, 2025, and the updated Site Plans provided by the Applicant/Owner J. Beebe has addressed the outstanding issues satisfactorily.

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J. Roberson further stated that the Town Engineer, Todd Penney, P.E., has reviewed the plans and provided comment in a staff guidance document provided to the Commission.

**Driveway Aprons**

J. Roberson summarized the historical iterations of previously existing driveways. She discussed the requirements needed for a driveway apron for a driveway to interface with Flanders River Road.

The PZC reviewed the updated site plans provided by the applicant. Town staff inquired whether the applicant intends to install driveway aprons on both Flanders Road and Flanders River Road. J. Beebe stated that it was not his intent to install driveway aprons on Flanders Road, just one on Flanders River Road. The driveway apron call-out notes for Flanders Road were preemptive by the applicants' engineer. Discussion ensued among Commissioners and Town Staff when considering final approval of the Special Permit to provide a modification to remove the notation if it is not the intent to install the driveway aprons on Flanders Road.

**Flood Zone Regulations and Compliance**

Town Staff and PZC reviewed the flood zone elevations and demarcation areas. Discussion ensued regarding allowable accessory structures within the flood zone. The flood zone elevation is identified at 251 feet above mean sea level by FEMA and the 94.2 contour on the plans. The site plans meet minimum flood hazard regulations and do not require an engineer's signature. Accessory structures in the flood zone are permissible under current regulations.

**Parking Requirements**

J. Roberson discussed the minimum parking requirements based on retail space. The store requires a minimum of two parking spaces based on its size of 440 square feet. The existing parking area is gravel, allowing flexible parking arrangements. Current usage estimates suggest sufficient parking for the expected customer volume.

**Site Uses**

J. Roberson then reviewed the mixture of uses on the property: agriculture, residential and retail. While retail is not a permitted use in the River Aquifer Zone, J. Roberson stated the PZC has jurisdiction under Sec.5.07.03.b of the Zoning

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Regulations to grant approval for the continuation and expansion of a long-standing non-conforming use by Special Permit.

**Conditions of Approval and Documentation**

J. Roberson stated that final Site Plans must be recorded on mylar (archival material) and filed with the Coventry Town Clerk. J. Roberson further confirmed that any approved conditions to the Special Permit are also recorded on mylar and filed on the land records.

**Commissioner Concerns/Comments:**

**Clarification on Land Use Terminology** – E. Thomas asked the Applicant for clarification of the language on the Site Plans of “zone” verse “use”. Ambiguous language could potentially pose issues in the future. J. Beebe stated that the engineer chose the language in the call-out notes when updating the final Site Plan. It was agreed that the call-out notes on the plans should be modified to change “zone” to “use” in two places to avoid confusion.

**No Disturbance Zone** – A PZC Commissioner inquired if the “No Disturbance Zone” extent limits were physically demarcated on the property as identified on the submitted Land Use Plan. J. Beebe stated there is not any physical demarcation to identify the disturbance zone limits, however the topography of the property helps prevent any encroachment. The “No Disturbance Zone” has revegetated since the initial wetlands violation.

**Final Conditions** – Discussion further ensued between the PZC and J. Beebe regarding the final conditions of the property after all improvements have been made.

**Public Comment:**

Sondra Astor Stave, 150 Grant Hill Road Resident

- Former commission member of both Economic Development and Planning and Zoning Commissions.
- In favor of the Applicant/Owner.
- Supports small town local agricultural businesses.

Ann Kouatly, Mansfield, CT Resident

- In favor of the Applicant/Owner.

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- Stated putting a lien on the property creates future hardship.
- Urged for land use flexibility.
- Supports small local area businesses.

Lisa Beebe, 89 Flanders Road, Coventry

- Current co-owner of subject property, mother of Applicant/Owner J. Beebe.
- Previous efforts by the Beebe's to comply were thwarted due to a several changes in town employees in many land use departments.
- Stated the judge accepted the recommendation from town representatives to put a lien on the property.

D. Pollansky **closed the Public Hearing** at 8:00 PM.

**5. OLD BUSINESS:**

a. **PZC-25-17** – Special Permit for the extension or enlargement of a non-conforming use – exception for long-established uses (Sec.5.07.03.b) and farm including retail nursery or greenhouse (Sec. 6.05.02.b) on 2.99 acres at 89 Flanders Road in the R/A Zone, Applicant/Owner: Joshua Beebe (Tardif Farm).

**MOTION:** B. Murray **MOVED** to **APPROVE** permit **PZC-25-17** – Special Permit for the extension or enlargement of a non-conforming use – exception for long-established uses (Sec.5.07.03.b) and farm including retail nursery or greenhouse (Sec. 6.05.02.b) on 2.99 acres at 89 Flanders Road in the R/A Zone, **with the following conditions:**

1. The certificate of approval from the Planning and Zoning Commission will be added to the draft final plans. Draft final plans will be checked by the Land Use Office prior to printing on archival material. Final plans on archival material will be signed by the Commission chair and recorded in the Town Clerk's Office.
2. The record of Special Permit including conditions of approval must be recorded in the Town Clerk's Office.
3. A driveway/apron permit for the driveway on Flanders River Road and a zoning permit to include signage is required prior to the commencement

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of the use. No driveway or zoning permit shall be issued and no work shall commence until all permit conditions are met.

- 4. The plans shall be modified in the following manner: Sheet 1) the label with two tie-lines regarding installing driveway aprons on Flanders Road shall be removed from the final plans, and Sheet 2) the label reading “residential zone (blue solid hatch) shall be renamed “residential use (blue solid hatch)” and the label reading “agricultural zone (green solid hatch)” shall be renamed “agricultural use (green solid hatch)”.

E. Thomas **SECONDED; MOTION CARRIED; 4:0:1**

Yea	Pollansky, Murray, Thomas, Krider
Nay	0
Abstain	DiPisa

**6. NEW BUSINESS:**

- a. **PZC-26-1** – 8-24 Referral for acquisition of 65 Fitzgerald Road.

**Discussion on Property Acquisition**

The town is considering acquiring a blighted property located at 65 Fitzgerald Road, which has been deemed unsafe and is a teardown. The property owner, Steven Slater, is willing to give the property to the town. The town has previously taken legal action against Mr. Slater for blight enforcement, resulting in a judgment lien of about \$75,000. Acquiring the property now is seen as more beneficial than waiting for a potential foreclosure process. The acquisition aims to remove the unsafe structure and potentially sell the property to recover costs.

**Future Use of Acquired Land**

The conversation among the PZC and Town Staff included considerations for the future use of the acquired land, including potential stormwater management solutions. There is a suggestion to explore using the property for natural stormwater infiltration, or as open space, rather than simply selling it for residential development. The Town Council will ultimately decide the future use of the land. The discussion highlights the importance of considering community needs and environmental impacts when determining land use.

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**Concerns About Property Condition and Costs**

Concerns are raised regarding the condition of the property and associated costs. The property may contain hazardous materials, such as asbestos, which could lead to high demolition costs. The town should be cautious about incurring unexpected expenses related to the property. The need for a thorough evaluation of the property before acquisition is emphasized.

**MOTION:** B. Murray **MOVED** to **ENDORSE** the acquisition of the property located at 65 Fitzgerald Road with the recommendation to:

- Consider foreclosure as well as deeded acquisition,
- Examine alternative future uses of the property such as potential open space, stormwater infiltration, or other municipal purposes, and
- To contact the Gerald Park Association for interest in the property.

M. DiPisa **SECONDED; MOTION CARRIED; 5:0:0**

Yea	Pollansky, DiPisa, Murray, Thomas, Krider
Nay	0
Abstain	0

**7. ADOPTION OF MINUTES:**

**a. Minutes of 12/8/25**

**MOTION:** M. DiPisa **MOVED** to **APPROVE** the Regular Meeting Minutes of December 8, 2025. B. Murray **SECONDED; MOTION CARRIED; 5:0:0**

Yea	Pollansky, DiPisa, Murray, Thomas, Krider
Nay	0
Abstain	0

**b. Minutes of 1/19/26 Special Meeting -** By consensus, the Commission agreed to table this item to the next meeting.

**8. COMMUNICATIONS: Referral from Bolton re: sign regulations**

The Commission reviewed a zoning re-write of the Bolton sign regulations. It was noted that the proposed regulations use contemporary industry language and reflect current standards in sign construction and lighting. Said proposal is on file for review on the Bolton website at: <https://town.boltonct.org/boards-commissions/planning-and-zoning>

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**9. REPORTS:**

**CRCOG Housing Suitability Analysis (3453 Main Street):**

J. Roberson stated that CRCOG (Capitol Region Council of Governments) has selected 3453 Main Street, Coventry for a housing suitability analysis slated to start in August. CRCOG's consulting firm Goman & York will schedule an initial meeting with the Town in May 2026.

**Future Housing Development Opportunities**

The conversation touched on potential housing development opportunities in the community which included the possibility of redeveloping the Coventry Grammar School site for multifamily housing. There is a need for diverse housing options in Coventry. The discussion emphasized the importance of integrating housing development with existing commercial areas is noted.

**Strategic Planning and Community Involvement**

The need for strategic community planning is integral to the success of the future project. The Board of Education's discussions about school consolidations and their implications for community planning are mentioned. The importance of keeping the Planning Commission informed about significant community decisions is stressed. Future consortium meetings are suggested to facilitate collaboration on community development issues.

**CT Federation of Planning & Zoning Agencies Event Registration and Attendance:**

- <https://www.cfpza.org/annual-dinner>
- March 26, 2026, Aqua Turf Club, Plantsville, CT.
- 5 PM – Social hour
- 6 PM – Dinner, followed by awards at 7:15 PM
- 8 PM – Discussion Topic: HB 8002 “An Act Concerning Housing Growth”

**Housing Bill Assistance and Legislation:**

The conversation highlighted efforts to seek assistance regarding the new housing bill and its implications for local zoning. Coventry has applied for technical assistance from CRCOG to comply with the new housing bill effective July 1st. The assistance aims to help with multifamily development and mixed-use zoning. The town is competing with 36 others for assistance, with only three towns to be selected.

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**Grant Application on Climate Resilience:**

J. Roberson updated the PZC on the submission of an application for a DEEP Climate Resilience Grant for inventorying culverts and catch basins. The town has not yet received feedback on the resubmitted grant application. New legislation requires towns to inventory infrastructure, including catch basins, for statewide data collection. The conversation addressed the need for a comprehensive inventory of town infrastructure for better management and budgeting. The importance of knowing the condition and needs of infrastructure, such as culverts and catch basins, is emphasized. Public works is very aware of our assets and needs, but no comprehensive inventory of all infrastructure currently exists.

**10. ENFORCEMENT:** None.

**11. ACKNOWLEDGEMENTS:** None.

**12. ADJOURNMENT:**

Consensus to **ADJOURN at 9:21 PM.**

The next regular meeting is scheduled for: **Monday, February 23, 2026**

Respectfully submitted by Andrea Vassallo, Recording Secretary

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereunto.