

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

Tuesday, October 14, 2025

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>EXCUSED</b>
<b>REGULAR MEMBERS:</b>	Darby Pollansky, Chair	X		
	Bill Jobbagy, Vice Chair			X
	Carol Polsky, Secretary			X
	Brian Murray	X		
	Eric Thomas	X		
<b>ALTERNATE MEMBERS:</b>	Mindy Gosselin			X
	Steve Reviczky	X		
	Kathleen Krider		X	
<b>STAFF:</b>	Jana Roberson, AICP Director of Planning & Development	X		
	Heidi Leech, Planning Technician / Zoning Enforcement Officer			X
	Andrea Vassallo, Recording Secretary	X		

**1. CALL TO ORDER:**

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

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

Steve Reviczky, Alternate, is seated in place of B. Jobbagy, Vice Chair.  
Carol Polsky, Secretary, has resigned from the Commission.

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

**4. PUBLIC HEARINGS:**

**a. PZC-25-12 – Special Permit application for a detached residential motor vehicle garage over 3,000 s.f. at 535 Merrow Road in the GR-80 Zone, Applicant/Owner: Casey Toombs.**

J. Roberson read the Public Hearing Notice into the record.

The applicant proposes the construction of a 60' x 80' pole building with an accessory dwelling unit on a 70-acre, forested parcel with an existing historic

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

Tuesday, October 14, 2025

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

house. The ADU is not subject to any special regulation. The ADU meets the Town's 1,000 s.f. maximum size and is smaller than the principle dwelling unit (1120 s.f.).

The property is subject to a special permit due to the size of the residential motor vehicle garage per zoning regulation Section 4.06.01e.

Present and representing the application is Applicant/Owner Casey & Dane Toombs, and Andrew Bushnell, Consultant, of Bushnell Associates, LLC of Manchester, CT.

**Documents entered into the official record:**

- Site Plan prepared for Casey Toombs, Sheets 3, dated 7-2-2025, last revised 9-17-2025.
- Fetterville Pole Buildings Building Plans, 9 sheets
- Proposed Fit-out for Casey Toombs, Permit and Construction Set, sheets 4, dated 2-22-25.

Andrew Bushnell described the existing site location, historical context, and significant features of the parcel.

**Bushnell further states the following:**

- A wetlands permit was previously granted to implement a driveway crossing with oversized under drainage which would accommodate newly generated impervious surface flow as well as peak flow volume for a 50-year storm event.
- No wetland soil was identified within 100 feet of the proposed construction area.
- A water quality test was performed a proposed well.
- Approval from the Eastern Highland Health Department.

**Bushnell reviews with the Commission the construction details of the proposed site plans:**

- Re-routing of an existing farm road and proposed driveway details, construction materials, underground utilities, and

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

Tuesday, October 14, 2025

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

- A proposed new construction single family home - phased for future building with site grading and septic installation location details.

**J. Roberson brought to the Commission's attention the following referrals:**

- The acting Town Engineer reviewed and approved of the proposed design.
- A Wetlands permit was issued for the driveway crossing and a determination has been issued for the rest of the project with supplemental supporting documentation provided by a certified forester and soil scientist hired by the applicant.
- The Eastern Highlands Health Department has approved the plans.
- CT DPH exemption has been issued.

**Dr. Casey Toombs, Applicant/Owner, addressed the Commission with the following purpose and need statements:**

- The 70-acre wooded lot was purchased to preserve as a working farm which includes existing stone walls. A proposed house is sited at the highest point on the property which the applicant stated that they did not want to rush into building.
- The applicant stated the first phase of the building plan is to build a 60' x 80' pole building garage, with a proposed footprint of 4800 sq. ft. to store construction equipment, building materials, and include an accessory dwelling unit (ADU), lofted above the garage, where the applicants intend to live during the duration of the phased build out of their primary residence.
- The property was purchased with an existing single-family home built in 1825 located adjacent to Merrow Road. The applicant explained that the existing homestead is not in a livable condition, and needs a new septic system, however the applicant is not in favor of demolishing the existing structure due to its historical value. The intent is to eventually sell the existing home and some acreage which includes existing wetlands.

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

Tuesday, October 14, 2025

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

- The applicant stated the future intended use of the property would be agricultural with hopes of operating a Christmas Tree farm.

**E. Thomas** inquired if by ‘agricultural use’ the applicant’s intent was to utilize Connecticut’s agricultural use value assessment, **Public Act 490**. The applicant concurred.

**J. Roberson** brought to the Commission’s attention and stated under Coventry’s Zoning Regulations **Section 4.06.01e (Accessory Uses Building, Structures - General)** there are **three (3) criteria** that must be met. She further stated the applicant has **definitively met criteria #1 and #3** however **criteria #2 may need further determination**.

“Accessory buildings, other than residential motor vehicle garages, shall not occupy, in the aggregate, more than three percent (3%) of the area of the lot on which they are located. Residential motor vehicle garages may occupy no more than 3,000 square feet on the lot on which they are located; provided, however, that residential motor vehicle garages **may occupy more than 3,000 square feet but not more than 5,000 square feet of the area of the lot** on which they are located upon the issuance of a special permit. The granting of such a special permit shall require that the proposed motor vehicle garage:

1. Be located on a lot of at least five (5) acres.
2. **Have a *footprint* no greater than three (3) times the *size* of the residential primary structure of the lot.**
3. If determined reasonable and necessary by the Commission, have such vegetative or other types of screening as necessary to provide a visual barrier to off-site residences”.

J. Roberson explained that the **given terms “footprint” and “size” are not comparable, with unclear intent, when the regulation was adopted, and deferred to the Commission’s determinate authority:**

**“Footprint-to-Footprint”** - Existing Home vs. Proposed Pole Building Structure

- The **footprint of the pole building** is 60’ x 80’ for a footprint of **4,800 s.f.**

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

Tuesday, October 14, 2025

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

- The **footprint of the existing home** is 48' x 25' for a footprint of **1,200 s.f.**
- **No greater than three (3) times** the residential primary structure of the lot is **3,600 s.f.**

J. Roberson explained under this interpretation of the regulation that the application **did not meet all criteria** and was brought to the applicants' attention.

**Dr. Toombs**, the applicant, **stated her rationale and calculations.**  
**Criterion #2 has been met** because:

- The proposed **4,800 sq. ft. pole building meets the threshold requirements of not exceeding 5,000 sq. ft.** of the area of the lot.
- **The calculations of the existing home are based on gross square footage:**
  - The existing homestead **includes a 950 sq. ft. unfinished attic** which was advertised and included a bed in the space.
  - The existing homestead **includes a 1,120 sq. ft. full walk-out unfinished basement** which was advertised and included a shower in the space.
  - The **total gross square footage** of the existing home is **3,270 sq. ft.** (1,200 sq. ft. (house) + 950 sq. ft. (attic) + 1,120 sq. ft. (basement))
  - **Three (3) times the size** of the residential primary structure is **9,810 sq. ft.**
- The proposed pole building **includes an 1,800 sq. ft. ADU**, located in the loft, and would be **an additional primary residential structure** of the lot.
  - The **total gross square footage** of the **existing home** is **3,270 sq. ft.**
  - The **total gross square footage** of the **ADU** is **1,800 sq. ft.**
  - The combined total **gross square footage** is **5,070 sq. ft.**
- Preliminary plans for the **proposed home to be built is 2,900 sq. ft.**

**Applicant Determination: Criterion #2 Met**

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

Tuesday, October 14, 2025

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

- The **proposed footprint** of the residential/motor vehicle garage is: **4,800 sq. ft.**
- **Three (3) times the size** of the **existing primary residence** is: **9,810 sq. ft.**

**Previous precedence.**

Discussion ensued among the Commission regarding previous applications and precedence. It was acknowledged that it has been common practice in the past to allow owner/occupied onsite ADU's while phased construction of a residential primary structure commenced.

J. Roberson stated what makes a Special Permit "special" is the uniqueness of the application and circumstances. The determination she brought forth before the commission is to interpret the intent of standing regulation **Section 4.06.01e** **whereas the language states:**

"[...] Have a **footprint** no greater than three (3) times the **size** of the residential primary structure of the lot."

**"Footprint-to-Size" - Existing Home vs. Proposed Pole Building Structure**

Discussion ensued among the Commission members and J. Roberson regarding the following topics:

- The definition of "footprint" and "size" are not defined in the current zoning regulations.
- As currently written the regulation is not clear or immediately obvious.

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

Tuesday, October 14, 2025

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

- When the regulation was adopted? It may pre-date the current members of the Zoning Commission – therefore current members of the commission are unsure of the exact intent.
- What is the intent of the definition of “size”? Does it include potential livable space? Finished or unfinished space as assessed by the town assessor?
- The Commission may consider in the future changing the language of this regulation to ensure further clarification.
- What is the most regularly used definition of “footprint”? What definition is used by town engineer and in Connecticut’s building code?
- The Commission does not receive a lot of applications where this regulation is readily applied.
- What makes the most sense and is applicant friendly?

**Questions & Comments from the Public.**

Dan Putnam, 461 Merrow Road, Coventry, CT:

**Q:** Since the intent is to run a Christmas Tree Farm for agricultural use, would it help the applicants’ situation if calling the pole barn a “barn for agriculture”? Would that change things? Would they meet the criteria by calling it an agricultural barn?

**A:** The Dr. Toombs, Applicant, stated they investigated the possibility of classifying the pole barn as an agricultural use and observed within the current zoning regulations that there are no size restrictions on agricultural use buildings however, decided against pursuing that option because it may make things more confusing as it was unclear how much residential space was allowed in an agricultural building, if any.

**Discussion ensued** among the Commission, J. Roberson, and Andrew Bushnell, regarding a scarcely used existing town regulation allowing **farm quarters in agricultural buildings**. Current parties recalled a large horse farm where the

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

Tuesday, October 14, 2025

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

applicant/owner resided in quarters located in the agricultural barn concurrently working the farmland and building a primary residence.

J. Roberson stated that there are **a lot of different regulation options pertaining to accessory structures in Section 04.06** of town's zoning regulations; however, if there was going to be **a re-classification of use**, from a pole barn with intended use as a residential/motor vehicular garage to an agricultural barn, then discussion would ensue regarding **what agricultural requirements are required and what agricultural activity would occur**. E. Thomas stated **to re-classify** the current use of the structure a farm management plan approved by a state forester is required.

Dr. Toombs, Applicant, stated that they would **prefer to not to have to start the application process over**.

J Roberson also brought to the Commission's attention IF the applicant was operating a home business out the proposed structure the applicant could apply for **a Home Occupation permit, whereas a Special Permit would NOT be needed** – therefore not requiring Criterion #2. The applicant assured J. Roberson the intended use of the proposed structure is that of a private garage for building materials and construction equipment with living quarters in a lofted ADU.

The Commission further debated the terms “footprint” and “size”.

The Commission questioned: What if an applicant is on a smaller lot size? J. Roberson references and summarizes portions of **Section 07.03.06 – Standards For Special Permits:**

- Relating harmoniously to the terrain
- The use, scale, and siding of existing buildings in the vicinity of the site.
- Not creating a nuisance to neighboring demographics.
- Not unreasonably adversely affect the enjoyment, usefulness, and value of properties in the general vicinity, or cause undue concentration - of populations or structures.

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

Tuesday, October 14, 2025

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

- Shall not unreasonably destroy, damage, or threaten locally significant natural or historical resources, and
- All existing stone walls should be preserved to the greatest extent possible.

J. Roberson further states **under different applicant circumstances** perhaps not all these standards could be met. She does reiterate the applicant **does meet Criterion #1 under Section 04.06.01e of being “on a lot of at least five (5) acres”**.

**Questions & Comments from the Public.**

Dan Putnam, 461 Merrow Road, Coventry, CT:

**Q:** If the existing home was taken out of the equation, could the applicant just build a large structure that was solely residential? Like a fire house-type structure? The proposed ADU unit of 1800 sq. ft. basically does that and would meet the requirements.

**A:** J. Roberson stated that it is not the scenario that is before the Commission. If the existing 1825 homestead was torn down there would be no Special Permit application and all parties would not be present today.

**Aquifer Protection Area (APA Zone).**

For the record E. Thomas asked for several geographic information system data layers to be turned on the aerial photograph for the property. He pointed out that a large portion of the applicant’s property is in a state Aquifer Protection Area.

- The proposed phased construction is in a large portion of the APA Zone.
- This wasn’t reported in any of the Town Staff reports.
- The Applicant’s consultants did not report this information.
- There is nothing in the application that identified the APA Zone.
- The Town Code indicated the Inland Wetlands Agency acts as the local jurisdictional Aquifer Protection Agency.
- The Aquifer Protection Area is NOT the River Aquifer Zone.

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

Tuesday, October 14, 2025

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

E. Thomas explained the contextual significance of aquifer protection, significance of preserving the public ground water drinking supply, and its relationship to the University of Connecticut (UConn).

Roberson questioned whether determination can be made if Coventry's Inland Wetlands Agency needs to be re-engaged. Discussion ensued among J. Roberson and the Commission. It was determined that PZC has no jurisdiction and informs the Applicant additional phased construction is within the APA Zone.

D. Pollansky asked the Commission if they are comfortable with the continual review. Commission members agreed.

D. Pollansky **closed the Public Hearing** at 8:17 PM.

**5. OLD BUSINESS:**

**a. PZC-25-12 – Special Permit application for a detached residential motor vehicle garage over 3,000 s.f. at 535 Merrow Road in the GR-80 Zone, Applicant/Owner: Casey Toombs.**

**MOTION:** E. Thomas **MOVED** to **APPROVE** application **PZC-25-12** - Special Permit for a detached residential motor vehicle garage over 3,000 s.f. at 535 Merrow Road in the GR-80 Zone in accordance with all submitted documents and testimony, with the finding that it meets the criteria of Sec. 4.06.01.e (Accessory Uses, Buildings, and Structures) and Sec. 7.03 (Special Permits) of the Zoning Regulations **and including 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. A paper set is to be filed with the Land Use Office.
2. The record of Special Permit including conditions of approval must be recorded in the Town Clerk's Office.

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

Tuesday, October 14, 2025

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

- 3. A pre-construction meeting is required with Town Staff prior to the start of any land clearing, demolition or construction activities. If clearing exceeds 0.5 acres, a Zoning Permit for Erosion and Sedimentation Control is required.
- 4. No Driveway or Zoning Permit shall be issued and no work shall commence until all permit conditions are met.

S. Reviczky **SECONDED; MOTION CARRIED; 3:1:0**

<b>Yea</b>	Pollansky, Reviczky, Thomas
<b>Nay</b>	Murray
<b>Abstain</b>	0

**Recess:** 8:21 PM

**Reconvened:** 8:23 PM

**b. PZC-25-11 – Proposal to modify the language of Sections 2.02, 4.04.03.d, Table 4.04A Footnote 1., 6.03.01.a.2, 6.09.01.a.1 of the Coventry Zoning Regulations concerning two-family dwellings, Applicant: Planning and Zoning Commission. \*public hearing 10/27/25\***

J. Roberson informs the Commission of this scheduled public hearing at the next regular meeting.

**6. NEW BUSINESS:**

**a. Request for Site Plan Waiver at 2812 Boston Turnpike in the Commercial Zone, Zoning Permit for second phase of Special Permit (10-02S) to include expanded parking, Applicant/Owner: Andrew Ladyga.**

J. Roberson reviewed with the Commission information in the application packet and stated that the Applicant/Owner, Mr. Ladyga, requested approval to repair damage to an existing driveway and proposed improvements to expand an existing parking area. The site located at 2812 Boston Turnpike (Route 44) currently operates as a mixed-use commercial automotive repair/dealership and residential

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

Tuesday, October 14, 2025

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

homestead. Mr. Ladyga was before the Commission in June 2025 for a Special Permit to increase existing vehicle parking.

Mr. Ladyga stated he is **requesting Commission guidance** on the extent of improvements he is allowed to make on the existing site and correlating permits or approvals required.

Mr. Ladyga explained how the **damage occurred to the existing driveway** caused by a dead tree that was previously removed, and the root system has decayed causing the asphalt to crack and heave.

Mr. Ladyga explained the existing parking use and configuration. Mr. Ladyga further explained his general contracting process to date as well as types of discussions with various paving contractors. He presented a **proposed parking expansion plan for 10 (ten) additional parking spaces**. His stated rationale is that a phased paving and parking expansion implementation plan has been considered but may be cost prohibitive as material costs increase.

J. Roberson stated there is an approved Site Plan from 2010 where six (6) of the intended parking spaces were allocated for personal use. She further explained that **Phase 1 of the Implementation Plan of Special Permit 10-02S**, dated June 09, 2025, was approved with a Site Plan Waiver pending no site modifications or improvements were conducted to the existing property so that Mr. Ladyga could demonstrate to the Department of Motor Vehicles he had applied for a zoning permit to transfer his automotive dealer license to the current property.

J. Roberson and Mr. Ladyga discussed that there may be a more current Site Plan filed with the Town Clerk from 2016 or 2018. J. Roberson explained that the 2010 Site Plan that is before the Commission proposes an abandonment of the existing driveway and a proposed redesigned widened two-way commercial driveway.

J. Roberson further stated she is not in favor of a Site Plan Waiver and read a memo provided by the Town Engineer, Todd Penney, P.E., also against a waiver which he stated would need to accommodate two-way traffic, stormwater mitigation due to an increase in impervious surfaces, and require an Encroachment Permit from the

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

Tuesday, October 14, 2025

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

CT Department of Transportation which will require an updated site plan.

**J. Roberson stated** Mr. Ladyga explained the driveway improvements and parking expansion was for personal vehicle use. J. Roberson stated she:

- Asked Mr. Ladyga for a list of personal vehicles registered to the property and he did not produce one.
- Researched and confirmed with the Town Assessor and Tax Collector have no record of personal vehicles registered to the property.
- Was told by Mr. Ladyga his personal vehicles were registered under his automotive dealer license.
- Explained residential driveway improvement site plans are also required and must show current and proposed site conditions, stamped by a professional licensed engineer.

**Mr. Ladyga rebutted** and stated for the record:

- That he has several trailers, farm equipment, and plow trucks for personal use some registered and insured under his wife's name, some are not however, under his automotive dealer's license he is allowed to have stored vehicles on the property.
- The property was originally zoned as residential and was grandfathered in as commercial use.
- Has met all set back and lot coverage requirements per his proposed design.
- Stormwater mitigation would be taken care of by the remaining lawn and pervious materials selected in the driveway expansion.

**E. Thomas stated** that he was confused by what the Applicant requested of the Commission and read from June 23, 2025, PZC Regular Meeting Minutes where per the motion of approval for Special Permit 10-02S granted to Mr. Ladyga stated:

“[...] 1. The proposed project will not require any site work to be performed.”

**E. Thomas further stated:**

- Earlier in the evening Mr. Ladyga presented 6-7 existing parking spaces that were for personal use.

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

Tuesday, October 14, 2025

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

- Mr. Ladyga confirmed this information when directly presented with this inquiry by E. Thomas.
- It was not discussed at the June 23, 2025, PZC Regular Meeting nor did the Commission grant approval for 6-7 personal vehicle parking spaces but two (2) personal vehicle parking spaces, and two (2) commercial vehicle parking spaces.
  - Mr. Ladyga stated under an older original approved Site Plan he was approved for six (6) parking spaces.
  - Mr. Ladyga further stated that during June 23, 2025, PZC Regular Meeting a Site Plan Modification it was not his intent to create additional parking spaces and never brought it up. He now needs additional parking spaces.
- Has a problem with approving a Site Plan Waiver based on inconsistent information presented to the Commission in the past and the amount of work currently proposed.

**S. Reviczky stated:**

- Based on what the Town Engineer presented he is not in favor of supporting a Site Plan Waiver.
- Believes the Applicant needs a Site Plan for the type of work proposed.

**Questions & Comments from the Public.**

John Sabol, 58 Susan Lane, Coventry, CT:

**Q:** Is looking for clarification about information that was presented earlier in the evening. Asked J. Roberson when she presented the Applicant's application material if the proposed widening of the driveway was it 30-feet in width or length?

**A:** J. Roberson stated the site plan indicated width.

John Sabol, 58 Susan Lane, Coventry, CT:

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

Tuesday, October 14, 2025

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

**Q:** Addressed a question to the Applicant, Mr. Ladyga. Was the lower part [of the driveway] that you wanted to widen, and where it would just extend to 20 feet. The 12 you originally... that you have now, and you wanted to lengthen that by 8, not the upper section. Correct?

**A:** Correct. I was not opening up the commercial 30-foot section, I was using the existing driveway, which I currently have right now, today.

**J. Roberston stated further:**

Mr. Ladyga stated to her he is NOT proposing to install the 30-foot driveway. He is proposing to use his 11-foot-wide residential driveway.

**Mr. Ladyga clarified:**

And I would say this, I guess, too. Part of the proposal for the... for the paving, for the repaving and everything is to actually widen the existing driveway.

**J. Roberson replied** that (widening of the driveway) would be subject to:

- State jurisdiction (CT Department of Transportation) by paving within the state's right-of-way,
- And requires an engineered Site Plan

John Sabol, 58 Susan Lane, Coventry, CT:

**Q:** At the June 23, 2025, PZC Regular Meeting did the Applicant, Mr. Ladyga not wish to use any part of his Phase 1 approved plan? I was wondering if that is why he did not mention it at that time. That it was going to be a simple residential driveway expansion.

**A:** D. Pollansky replied what the Commission understood:

- It was a combination of topic areas covered such as
- Assigning the parking spaces – 2 personal vehicles parking spaces / 2 commercial vehicle parking spaces

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

Tuesday, October 14, 2025

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

- Phasing was discussed at that meeting – moving forward additional improvements were to be phased.

**J. Roberson added** the phasing was to accommodate the transfer of the auto dealership and repair license and that has yet to be accomplished according to information Mr. Ladyga has provided J. Roberson.

**Discussion further ensued** among the Commission members, Mr. Ladyga, and J. Roberson regarding the following topic areas:

- The Town Engineer’s staff memo,
- Number of parking spaces needed,
- Intended use of proposed parking spaces - commercial verse personal vehicle,
- Existing driveway apron – and jurisdictional authority,
- Stormwater mitigation & impervious surfaces,
- Widening of the driveway and correlating apron sizes,
- Auto dealership/repair license transfer process
- CT Department of Transportation approval timelines,
- Coventry Site Plan regulations and requirements
- Definition of a “structure” under Section 2 of the Coventry Zoning Regulations.

**MOTION:** B. Murray **MOVED** to **DENY without prejudice** the request for a Site Plan Waiver for second phase of Special Permit (10-02S). S. Reviczky **SECONDED; MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
<b>Nay</b>	0
<b>Abstain</b>	0

**b. PZC-24-12 – Proposed 2nd extension for filing of mylars for 3-lot Subdivision on 10 acres on the south side of Kings Road, Applicant: William Jackson, Owner: Juan Daniel Hernandez.**

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

Tuesday, October 14, 2025

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

Discussion ensued among the Commission regarding the request to approve a second (2<sup>nd</sup>) 90-day extension to file mylars for a 3-lot subdivision. Failure to record the property with the Town Clerk within the next 90-day statutory timeframe will deem the property as unregistered land potentially complicating future property transactions. The new deadline to record the mylars is December 23, 2025.

**MOTION:** B. Murray **Moved** to **APPROVE** an extension to grant an additional 90 days to file record subdivision plans for PZC-24-12. The new deadline to record the mylars will be 12/23/25. E. Thomas **SECONDED; MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
<b>Nay</b>	0
<b>Abstain</b>	0

**c. PZC-25-14- Proposed Renewal and Modification of existing Special Permit (22-10S) for winery with accessory assembly and musical entertainment at 454 Cassidy Hill Road in the GR-80 Zone, Applicant: Atty. Dorian Reiser, Owner: Robert Chipkin. \*public hearing 10/27/25\***

J. Roberson informs the Commission of this scheduled public hearing at the next regular meeting.

**d. PZC-25-15 – Special Permit application for Designed Apartment/Condominium Development on 15.51 acres on the south side of Boston Turnpike (Map 22, Lot 108) for 29 condominium units in 9 buildings in the GR-40 Zone, Applicant: Charles Brown, Owner: Reid and Martin. \*public hearing 10/27\***

J. Roberson informs the Commission of this scheduled public hearing at the next regular meeting.

**e. PZC-25-16 – Site Plan Review application with request for Site Plan Waiver for Sacred Oak Coventry, LLC (religious use) at 2665 Boston Turnpike in the Commercial Zone, Applicant: Sacred Oak Coventry, Owner: Vineyard**

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

Tuesday, October 14, 2025

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

**Financing, LLC.**

Representing the application is Andea Gomes, Esq. of Hinckley Allen Lawfirm, Hartford, CT and representative of the Applicant, Colin Campbell of Sacred Oak Coventry, LLC, Portland, OR.

Ms. Gomes addressed the Commission and provided the Applicant's background and status as a non-profit religious organization.

The Applicant is requesting a **Change of Use** for the property. Ms. Gomes further stated the prior use of the property was a funeral home and is currently vacant and underutilized.

Ms. Gomes provided historical context of the site and abutting parcels and states for the record the property is located in a commercial zone where **religious uses by non-profit organizations are permitted by Site Plan review**. Ms. Gomes presented aerial imagery and a land use survey from the 1990's and compared it to present day aerial imagery further stating **very little, if anything, has changed**.

The existing 4,500 sq. ft. structure, built around 1910, **proposed use** is a religious fellowship hall, **a church**.

This proposed use is less site intensive. **Will offer** religious education and religious services, approximately twice per month, to its members, approximately 20-30 people, with very limited events open to the public, approximately 2-3 times per year for an attendance of approximately 40-50 people.

**Hours of operation** will be from 9 am – 10 pm daily with restricted limited access to the property outside of operating hours. The **existing property has three (3) bedrooms and living quarters** located on the second floor of the structure. The Applicant intends to continue using the residential living space – whereas one bedroom is for a caretaker. The other two bedrooms will be utilized for church members for short durations of stay, approximately 2 weeks to 6 months, on an as needed basis, and not available to the public.

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

Tuesday, October 14, 2025

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

Ms. Gomes stated the Applicant is **not proposing any changes to the site**, at minimum maintenance repairs, which will continue to preserve the rural character, historic buildings, and property s as defined as an objective in Coventry’s Plan of Conservation and Development (POCD). The Applicant is requesting a Site Plan waiver.

E. Thomas asked the Applicant if there would be an improvement in signage or lighting on the site. Mr. Campbell stated that they would keep the existing dimensions of the signage just to change the content. J. Roberston stated that any future sign replacements would just require a standard zoning permit.

Mr. Campbell further stated that there are ongoing site inspections currently underway, such as a septic system inspection.

**MOTION:** B. Murray **MOVED** to **APPROVE** the request for a waiver of the **Site Plan** as provided in Sec. 7.02.04 of the Zoning Regulations with the finding that the information is not needed to determine whether the proposed use or structure conforms with the requirements of these Regulations. S. Reviczky **SECONDED; MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
<b>Nay</b>	0
<b>Abstain</b>	0

**MOTION:** B. Murray **MOVED** to **APPROVE** application **PZC-25-16** Site Plan Review for Sacred Oak Coventry, LLC (religious use) at 2665 Boston Turnpike with the finding that it is a permitted use in the zone, that it meets the standards outlined in Sec. 7.02. 07 (Site Plan Review Standards) and, further, that the application does not involve new construction, that any changes to the site or the exterior, of any existing buildings or structures are cosmetic, that the application does not involve any excavation, filling, or grading of the site, and the application does not require the installation of a new septic system or well.

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

Tuesday, October 14, 2025

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

**DISCUSSION:**

E. Thomas asked what if it was determined that a new septic was needed would a new site plan be required.

J. Roberson stated under **Section 07.02.08(b)(1) - Substitution with Filing Requirements** – if all the following conditions exist then the Commission may authorize the filing of the motion for approval in lieu of the filing of the site plan. She further stated the town has a standard form to be filed on the land use records for all Special Permits, Variances, and Site Plans. For further clarity J. Roberston stated that the Applicant is not filing mylar site plans in the land use records and would not prevent owner from replacing a septic system.

Ms. Gomes stated authorized approval would be the jurisdiction of the Health Department and not a matter of zoning.

S. Reviczky **SECONDED; MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
<b>Nay</b>	0
<b>Abstain</b>	0

**f. ADOPTION OF NEW AGENDA ITEM:**

**MOTION:** B. Murray **MOVED** to **ADD new agenda item 6f** to discuss the nomination of a new commission Secretary. E. Thomas **SECONDED; MOTION CARRIED; 4:0:0**

C. Polsky has stepped down as acting secretary of the commission. Discussion ensued as to what the responsibilities entail to fill this position.

**MOTION:** S. Reviczky **MOVED** to **NOMINATE** E. Thomas as Acting Secretary of the PZC. D. Pollansky **SECONDED; MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
------------	-------------------------------------

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

Tuesday, October 14, 2025

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

<b>Nay</b>	0
<b>Abstain</b>	0

**7. ADOPTION OF MINUTES:**

**a. PZC Meeting Minutes of 7/28/2025, 8/25/2025, 9/8/2025.**

**MOTION:** B. Murray **MOVED** to **APPROVE** the meeting minutes from 07/28/2025. E. Thomas **SECONDED**; S. Reviczky **ABSTAINED**; **MOTION CARRIED; 3:0:1**

<b>Yea</b>	Pollansky, Murray, Thomas
<b>Nay</b>	0
<b>Abstain</b>	Reviczky

**MOTION:** E. Thomas **MOVED** to **APPROVE** the meeting minutes from 08/25/2025. B. Murray **SECONDED**; **MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
<b>Nay</b>	0
<b>Abstain</b>	0

**MOTION:** B. Murray **MOVED** to **APPROVE** the meeting minutes from 09/08/2025. E. Thomas **SECONDED**; **MOTION CARRIED; 4:0:0**

<b>Yea</b>	Pollansky, Murray, Reviczky, Thomas
<b>Nay</b>	0
<b>Abstain</b>	0

**8. COMMUNICATIONS: Referral from the Town of Tolland**

Pursuant to Connecticut General Statutes Section 8-7d(f), the Town of Tolland, Applicant, requests to amend sections of the Tolland Zoning Regulations. The Tolland Planning and Zoning Commission will hold a Public Hearing on Monday, October 27, 2025, 7:00 PM., to hear and discuss the following:

**PZC #25-5, Zoning Regulation Amendments** - To identify locations where the commission can modify/waive regulations and make miscellaneous clarifications to the regulations: Section 3-11 (Height Restrictions) and Chapters 5 (ROD), 6 (VCZ), 7 (TVA), 8 (NCZ-G/NCZ-T), 9 (CCZ), 10 (GOD), 11 (TCZ), 12 (CIZ-A/CIZ-B), 13 (TBP), 16 (Special Provisions), 17 (Accessory Uses)

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

Tuesday, October 14, 2025

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

and Structures), 19 (General Requirements). Repeal superseded Affordable Housing Requirements in Sections 5 & 10 and Revise Section 19-1 Parking Regulations.

The full application is available for review in the Development Office located at 21 Tolland Green, Tolland, CT 06084 and located on the Town of Tolland Planning and Zoning Commission webpage here: <https://www.tollandct.gov/planning-zoning-commission/pages/pending-applications>

**9. REPORTS: None.**

**10. ENFORCEMENT:**

The Commission has requested the presence of Zoning Enforcement Officer Heidi Leech at the regular standing meeting on November 10, 2025.

**11. ACKNOWLEDGEMENTS: None.**

**12. ADJOURNMENT:**

D. Pollansky **MOVED** to **ADJOURN** at 10:34 PM. S. Reviczky **SECONDED; MOTION CARRIED; 4:0:0**

The next regular meeting scheduled is for: **Monday, October 27, 2025 at 7 pm.**

Respectfully submitted by Andrea Vassallo, Acting Recording Secretary

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