

Coventry Zoning Board of Appeals

Special Meeting Agenda

Tuesday, November 18, 2025 – 7:00PM

Town Hall Annex & Zoom

1712 Main Street

Coventry, CT 06238

ZOOM INFORMATION: [Click Link](#) or dial in by phone 1-929-205-6099

Meeting ID: 816 5591 0035 Passcode: 922

[MEETING MATERIALS](#)

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL/MEMBER INTRODUCTIONS
- III. ELECTION OF OFFICERS
- IV. READING OF LEGAL NOTICE
- V. EXPLANATION OF PROCEDURES
- VI. PUBLIC HEARINGS:
 - a. **ZBA-25-15** – Request for a variance from Section 4.04 Dimensional Standards of the Zoning Regulations for a Nonconforming Lot Line Modification between two nonconforming lots at 44 and 66 Pine Lake Drive in the LR Zone; Owners: Melissa & Stuart Gamm and Andrew & Rachanewan Devanas, Applicant: Melissa Gamm.
 - b. **ZBA-25-16** – Request for a variance from Section 4.04 Dimensional Standards of the Zoning Regulations for the creation of a nonconforming lot under 40,000 sq. feet, Assessors Map 36, Block 4, Lot 12 (R02375) on the corner of Ross Avenue and Avery Shores Drive in the LR Zone; Owner: Lynda Reindel, Applicant: Kai Anderson.
 - c. **ZBA-25-17** – Request for a variance from Table 4.04A.b of the Zoning Regulations to authorize a previously constructed rear deck 39 feet from the rear property line when 50 feet is required at 710 Goose Lane in the GR-80 Zone; Owners Zachary Beauchesne & Erin Fish, Applicant: Zachary Beauchesne.
 - d. **ZBA-25-18** – Request for a variance from Table 4.04A.d of the Zoning Regulations to authorize previously constructed concrete storage bays 23 feet from the front property line when 50 feet is required, and request for a variance of the 100 foot minimum setback requirement of Section 6.05.02.b(i) for existing structures for the enclosure or feeding of poultry, requesting, variously, a complete setback reduction (to zero feet) and a 60 foot setback reduction for placement of a duck pen, and a 10 foot and 3 foot setback reduction for a coop, and a 53 foot setback reduction for another coop at 89 Flanders Road in the R/A Zone; Owners Joshua Beebe and Lisa Beebe, Applicant: Joshua Beebe.
- VII. NEW BUSINESS/DISCUSSION:
 - a. Approval of 2026 ZBA Meeting Schedule
 - b. Approval of September 16, 2025, Meeting Minutes
 - c. Member Updates
- VIII. ADJOURNMENT

The Town of Coventry will provide reasonable accommodation to assist those with special needs to participate in public meetings. Please contact the Land Use Office at 860-742-4062 or email hleech@coventry-ct.gov at least 24 hours in advance to discuss your special needs.