

Coventry Planning and Zoning Commission

Agenda

Monday, November 24, 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: 852 4743 2064 Passcode: 792

[MEETING MATERIALS](#)

AGENDA

1. CALL TO ORDER
2. ROLL CALL/SEATING OF ALTERNATES
3. AUDIENCE OF CITIZENS
4. PUBLIC HEARINGS
 - a. **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.
5. OLD BUSINESS
 - a. **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.
 - b. **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).
6. NEW BUSINESS
 - a. Discussion of Sec. 5.13 - Design Apartment/Condominium Developments
7. ADOPTION OF MINUTES
 - a. Minutes of 10/10/25
8. COMMUNICATIONS
9. REPORTS: **ZEO Report**
10. ENFORCEMENT
11. ACKNOWLEDGMENTS
12. 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 in advance.