

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

Monday, November 10, 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	X
	Brain Murray	X		
	Steve Reviczky	X		
	Eric Thomas, Secretary	X		
<b>ALTERNATE MEMBERS:</b>	Mindy DiPisa	X		
	Kathleen Kridler	X		
<b>STAFF:</b>	Jana Roberson, AICP Director of Planning & Development	X		
	Heidi Leech, Planning Technician / Zoning Enforcement Officer		X	X
	Andrea Vassallo, Recording Secretary	X		

**1. CALL TO ORDER:**

Darby Pollansky called the meeting to order at 7:10 PM.

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

3. Kathleen Kridler, Alternate, is seated for Bill Jobbagy, Vice Chair.

**4. AUDIENCE OF CITIZENS: None.**

**5. PUBLIC HEARINGS:**

a. **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.

Continued from October 27, 2025, the following **new Plans and materials reviewed for this application include the following:**

- Grading Concept Plan, dated 10/8/2025, 1" = 40'.

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- Aerial image and parcel property information for the Glass Factory Historic District, Coventry, CT.

**Special Meeting – Site Walk:**

Attorney Dory Reiser and Jana Roberson, Director of Planning & Development stated that a **Special Meeting was held on November 6, 2025**, at the subject property where:

- A site walk commenced with the Applicant, Charles Brown, and various members of the PZC Commission, **refer to PZC Special Meeting Minutes, November 6, 2025.**
- **Observed at the site but not limited to** existing site conditions, topography, proposed stormwater detention/outfall locations, and property boundaries.

Attorney Reiser readdressed the Commission and gave a **high-level overview** of the project, context of the neighboring abutting properties, as well **reiterates**:

- The application before the commission is a **conceptual site plan.**
- Upon approval of the final site plan a **Homeowners Association (HOA)**, set forth in a declaration, shall maintain, but not limited to, all common areas, stormwater systems, and conservation easements, etc.
- **Conservation Easement:** Discussed the **driveway within a 50-ft conservation buffer**; and stated it was necessary for site access and consistent with other local precedents.
- **Screening:** The development would be adequately screened from Route 44 and nearby properties.
- The applicant emphasized that most of the surrounding land is **undeveloped** or part of UConn forestry property, **minimizing visual impact.**
- **Open Space:** 61% of the site is to remain open space (~9.4 acres).

**Historic Districts:**

Applicant Charles Brown presented to the commission the proximity of the subject property (project site) to the **Glass Factory Historic District and Museum of**

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**Connecticut Glass**, 289 North River Road. Maps showed the project site is roughly  $\frac{1}{4}$ – $\frac{1}{2}$  mile away, and thus **unlikely to impact** the historic area visually or physically.

**Conceptual Schematics:**

- C. Brown introduced **3-D model** for the project to help visualize the site layout and screening.
- J. Roberson presented an aerial image with the proposed concept plan geo-referenced overlay.

**Areas of Clearing & Proposed Screening:**

- J. Roberson discussed the limits of clearing where most existing vegetation will be removed between elevation contours 588 – 590.
  - Attorney Reiser rebuts that a Final Grading Plan as well as a Landscape Design Plan will be submitted as part of the final set of design plans submitted to the Commission.
- J. Roberson reads from Section 5.13 of the Zoning Regulation, Designed Apartment/Condominium Developments.
  - Attorney Reiser opined the proposed development is of the same character of the neighboring properties and assimilates into the existing character of the community.

**Drainage:**

Discussion ensued regarding proposed **site grading, drainage design, stormwater management, and snow removal.**

- The applicant proposed **curbing and catch basins** with centralized detention basins on the north side of the property towards the proposed berm, site frontage, parallel to Route 44 (Boston Turnpike).
  - Though some commissioners questioned whether **low-impact development (LID)** techniques (e.g., grass swales, decentralized infiltration) could be used instead.
- **Snow removal** to be handled privately by the HOA.
  - C. Brown stated there will be a proposed 4-foot shoulder (snow shelf) located by Building #1 located in part of the demarcated open space area.

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**Infrastructure:**

- Each building will have its **own septic field**. Several are partly located within **conservation easement** areas.
- **Trash collection** will be handled privately by the HOA.

**Fire Suppression:**

- **Coventry's Fire Marshal**, Bud Meyers, provided a referral that the site will need **sprinklers** or an **on-site cistern/water supply tank** for fire suppression.

**Ex Parte Communication:**

- J. Roberston brought to the attention of the commission ex parte communication and read into the record a letter written by citizen Christine Pattee of Coventry, CT discussing the application outside of the public hearing sent to members of the press and the PZC Commission.

**Questions & Comments from the Public:**

- **Christine Pattee, 98 Brookline Road, Coventry, stated:**
  - She is a **former Coventry PZC Commissioner**.
  - Strongly **supported** the proposed project.
  - Urged the town to **embrace new housing models**, especially for seniors and moderate-income residents.
  - Advocated distinguishing **landscape buffers** from **true conservation easements**.
- **Alexandria Curvelo, 952 Boston Turnpike (Route 44) expressed:**
  - **Concerns** about the potential herbicide and pesticide usage, stormwater and salt runoff due to living downgradient from the proposed site.

**Alternative Concept Plans:**

**J. Roberson stated** the concept design plan phase is more than one proposed scenario, i.e., presenting different building yields, alternative accessways and

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parking space configurations. **J. Roberson asked the applicant** if he had any other concept plans to share with the commission. **C. Brown stated:**

- He had no other concept plans to present to the commission.
- Many proofs of concept were iterated. Due diligence was performed.
- The proposed design before the commission is the final conceptual site plan.
- The proposed housing project before the commission is the type of development Coventry has been seeking.

**D. Pollansky closed the Public Hearing at 8:44 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.

- **To be continued** until **November 24, 2025**, PZC Regular Meeting.

**6. OLD BUSINESS:**

**a. 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.

Commissioners discussed zoning regulation **subsections A-F** of **Section 5.13.04, Application Procedures – Special Permit:**

- Subsection A: Consensus of compliance.
- Subsection B: Discourse ensued.
- Subsection C: Discourse ensued.
  - Further details would need to be presented during a proposed final site plan.
- Subsection D: Consensus of compliance.
- Subsection E: Consensus of compliance.
- Subsection F: Discourse ensued.

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- Potential contradictions exist with Section 5.13.05, Subsection I, Additional Requirements, of the zoning regulations.

**Commissioners Opined:**

- **Acknowledgement of contradictions** within Section 5.13.05, Additional Requirements, of the zoning regulations.
  - May want to **consider future regulation amendments**.
- **Screening** and visual impacts.
- **Compatibility** with surrounding uses.
- **Compliance** with design and environmental standards.
- Some commissioners **expressed concern** regarding the proposed **driveway within the 50-ft conservation buffer** violated the intent of the regulation.
- Others believed **the plan balanced** housing needs with open-space preservation.

**MOTION:** K. Krider **MOVED** to **APPROVE** application **PZC-25-15** – a Special Permit 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 with the finding that it **meets** the criteria of: Sec. 5.13 (Designed Apartment/Condominium Development) including the standards listed in Sec. 5.13.04.a.-f. , and Sec. 7.03.06 (Special Permit Standards) of the Coventry Zoning Regulations for the following reasons:

The Commission may authorize the use of conservation easement areas to permit necessary driveways or emergency access entrances and exits, as referenced in Section 5.13.05 (i), Additional Requirements, of the Coventry Zoning Regulations. Where at the discretion of the Commissions' approval the concept plan showing an approximate 22' wide by XX' long driveway and/or emergency access entrance and exit within the conservation easement area along the north property line (frontage), parallel to Route 44 (Boston Turnpike), shall be deemed as an approved use in the designated area.

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**Discussion:** Commissioner Reviczky stated he **does not agree with** the proposed concept design and a potential approval **contorts the language of the existing regulations** as currently written.

E. Thomas **SECONDED; MOTION CARRIED; 3:2:0**

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

**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.

- **To be continued** until **November 24, 2025**, PZC Regular Meeting.

**7. NEW 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).

- The Commission formally acknowledges and accepts the application.
- The applicant has also applied for a Variance with the Coventry Zoning Board of Appeals (ZBA) which will meet on November 18, 2025, at 7 PM.
- The PZC awaits the outcome of ZBA prior to hearing this application.

**b. Acceptance of 2026 PZC Regular Meeting Schedule.**

**MOTION:** Unanimous consensus by the Commission to **APPROVE** the 2026 PZC Regular Meeting Schedule; **MOTION CARRIED; 5:0:0**

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

**8. ADOPTION OF MINUTES:** Regular Meeting Minutes of October 27, 2025.

**MOTION:** B. Murray **MOVED** to **ACCEPT** the Regular Meeting Minutes of October 27, 2025. K. Kridler **SECONDED**; **MOTION CARRIED; 5:0:0**

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

**9. COMMUNICATIONS:** Referrals from the Town of Mansfield, CT

- a. Referral #1:** Notification of a Public Hearing, December 1, 2025, 6:05 PM, Hybrid Meeting or Mansfield Town Hall, 4 S. Eagleville Rd, Mansfield.

**To be discussed:** PZC-Initiated Amendments to the Zoning Regulations Related to **Agricultural Uses** (Article 8, §190-65) and Associated Sections Including Article 2, §190-9A(7)(a) and (b) (Uses Permitted in All Zones Except the Flood Hazard Zone - Accessory Buildings and Uses) Article 3, §190-13 (Definitions); and Article 4, § 190-19A(2) (Exceptions to the Schedule of Dimensional Requirements)(File #907-65)

**For more information,** please contact the Department of Planning and Development at 860.429.3330 or [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org).

- b. Referral #2:** Notification of a Public Hearing, December 1, 2025, 6:10 PM, Hybrid Meeting or Mansfield Town Hall, 4 S. Eagleville Rd, Mansfield.

**To be discussed:** PZC-Initiated Amendments to the Zoning Regulations Related to the **Residential Use Table** (Article 4, §190-73) and Associated Sections

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Including Article 2, §190-9(23) (Similar Use(s) Not Otherwise Listed); Article 3, §190-13 (Definitions); and Article 3, §§190-57 and 190-58 (Headings to Be Amended). (PZC File #907-71).

**For more information**, please contact the Department of Planning and Development at 860.429.3330 or [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org).

**10. REPORTS:**

E. Thomas reported he attended a **Regional Housing Strategy workshop** hosted by the Capitol Region Council of Governments (CROG) on October 16, 2025. He stated that the **CT General Assembly will hold a two-day Special Session** starting on Wednesday, November 12, 2025, to readdress affordable housing needs throughout Connecticut, **House Bill 5002**. He stated it is anticipated that regional council of governments will be more engaged with their municipal members when addressing potential compliance requirements, e.g. affordable planning housing studies.

**11. ENFORCEMENT:** None.

**12. ACKNOWLEDGEMENTS:** None.

**13. ADJOURNMENT:**

D. Pollansky **MOVED** to **ADJOURN** at 11:01PM.

The next regular meeting is scheduled for: **Monday, November 24, 2025, at 7 PM.**

Respectfully submitted by Andrea Vassallo, Acting Secretary

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