

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

Monday, December 08, 2025

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

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

STAFF:	Jana Roberson, AICP, Director of Planning & Development
	Heidi Leech, Planning Technician / Zoning Enforcement Officer
	Andrea Vassallo, Recording Secretary

1. CALL TO ORDER:

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

2. ROLL CALL / SEATING OF ALTERNATES:

K. Krider, Alternate, seated for B. Jobbagy.

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 stated that this type of business aligns well with the goals of the Plan of Conservation & Development (POCD) but is not in a zone that permits retail except for a retail greenhouse by Special Permit. Mulch and other items for sale in the shop are non-agricultural retail sales. Due to his failure to obtain permits after purchasing the property, the Town had to take Mr. Beebe to court and ultimately received a judgement lien. The property became non-compliant over the years, partially through “use-creep” prior to the applicant purchasing the property. The

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Town had issued permits in the past for uses that did not comply with the Zoning Regulations.

J. Roberson stated the Town Land Use Office has not received an updated Site Plan as required for a Special Permit from the applicant despite a formal meeting in September with the applicant and his consulting engineer. Documents submitted into the record include: a statement of use, an improvement Location Survey prepared in June 2025, and aerial photographs from 1990, 2004, 2012, 2023.

The site located at 89 Flanders Road has been historically operated since the 1960's for agricultural business uses. The applicant, Joshua Beebe, purchased the property in February 2020. Current uses include poultry and game bird rearing, greenhouse nursery production, agricultural product retail, and other retail including landscaping material (mulch) and locally-made crafts.

To date, Mr. Beebe has taken significant steps to bring the subject property into compliance, including recent approvals from the Inland Wetlands Agency (jurisdictional ruling) and the Zoning Board of Appeals (several variances). Previous permit approvals in the land use file include:

- 1973: Special permit for an accessory agricultural building and uses.
- 2011: Zoning permit for a retail shed.
- 2015: Tenant-Fit-Out and sign permits.

Signage requires dimension measurements for compliance verification.

The parking area has historically been found to be sufficient for business needs under previous operators.

An existing open curb-cut at the property's north-west corner was removed by the applicant. This does not require permit approval and Ms. Roberson stated that this action vastly improved traffic safety. Town Engineer, Todd Penney, noted in his report that the applicant will need to acquire a driveway permit and install a driveway apron for the enhanced and improved farm access road. Mr. Beebe asserts that the farm access road was present prior to the applicant purchasing the property in 2020.

The property is located within a 100-year flood zone. The flood hazard zone is not yet depicted on the site plan which is one reason why it fails to comply with the site plan requirements. Concerns about the flood zone include: compliance with the flood hazard zoning regulations, impact on business operations, unsecured items, and animal excrement issues if potential flooding should occur. The site plan must include the flood hazard zone and have an engineer's stamp.

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Public Comment

Charles Popple, 200 Flanders Road

- Former business owner/operator, (second generation) approximately circa 1940's-1970's. Corroborates agricultural retail use.
- Supports the application – Tardif Farm has not adversely affected the neighborhood.

Susan Ulino, 135 White Hill Road

- Supports the applicant, J. Beebe, stated he is a person of upstanding character.
- Supports small businesses within the Town of Coventry – providing local jobs and tax revenue for the Town.
- Tardif Farm has a positive reputation in the community.
- Questions why this particular owner/applicant is mandated to comply with current regulations and filing requirements when for decades previous non-conforming uses have been approved or overlooked by Town staff.

Amy & Joshua Sanborn, 20 Flanders Road

- Supports the applicant.
- Stated that traffic in and around the subject property (Tardif Farm) is not an issue for local residents or the neighborhood.
- Tardif Farm has a positive reputation in the community.

Samantha Sanborn, 20 Flanders Road

- Supports the applicant.
- Previous employee at Tardif Farm under previous ownership and current employee of J. Beebe.
- Stated the farm access road has always existed prior to J. Beebe purchasing the property. Mr. Beebe improved the existing location through demarcation and site line/property maintenance.
- Tardif Farm has a positive reputation in the community and the applicant has greatly improved the business/retail operations since February 2020.

John Dietrich, 30 Higgins Highway, Mansfield, CT

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- Supports the applicant, the current uses, and expansion of uses.
- Previous operator of the farm on the subject property (rented the farm).
- Corroborated historical agricultural use timeline.
- Stated the subject property has been operating as a wholesale egg and agricultural retail business for decades.

Lisa Beebe, 89 Flanders Road

- Subject property/Business owner, Tardif Farm.
- Provides more historical context concerning the purchase of the property and current improvements and challenges to date.
- Inquires for clarification from Commission about associated driveway permit fees.
 - Town staff confirm there is a permit fee and bond associated with obtaining the driveway permit. The bond is returned upon completion and inspection of the driveway apron.

The applicant feels there is a history of miscommunication regarding permits and site plans, leading to delays and additional expenses. The applicant expressed a desire to comply with regulatory requirements but is constrained by financial limitations and the complexity of the process.

A Site Plan is still required that conforms to Sec. 7.02.02 of the Zoning Regulations.

A Driveway/Apron Permit is required (not contingent upon PZC approval) – for the Farm Access Road located on Flanders River Road.

A Tenant-Fit-Out Permit is required (not contingent upon PZC approval) – does require the approval of the Eastern Highland Health District (EHHD) Sanitarian, & the Coventry Fire Marshal.

The PZC can grant a Special Permit for the expansion of a non-conforming use if the use has proven to exist for at least 25 years and the expansion does not exceed 50% of the subject site. Historical aerial photographs and public testimony support longstanding use.

The PZC discussed continuing the Public Hearing until next month, January 2026, so the applicant can officially submit a revised site plan with all the required elements as previously discussed with Land Use Office staff and the PZC. The applicant may request an additional extension if unable to meet the January 2026 deadline; no additional application fee is required for continued hearings.

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D. Pollansky **continued the Public Hearing until the next Regular PZC Meeting, January 12, 2026, 7 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).

The Public Hearing is continued until the next Regular PZC Meeting, January 12, 2026, 7 PM.

6. NEW BUSINESS:

- ~~a. Preliminary discussion with Sumner Chapman re: 24 Daly Road in the Neighborhood Commercial Zone.~~

MOTION: E. Thomas **MOVED** to **REVISE THE AGENDA** and **remove** the **Preliminary discussion, re: 24 Daly Road** and **substitute as new agenda item 6a: 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. Murray **SECONDED; MOTION CARRIED; 5:0:0**

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

- 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.

MOTION: B. Murray **MOVED** to **set the effective date for the above regulation change for January 1, 2026.**

S. Reviczky **SECONDED; MOTION CARRIED; 5:0:0**

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

b. PZC-25-18 – CGS 8-24 referral for the Bunker Hill Road Bridge Replacement.

J. Roberson reviewed CGS §8-24 that requires municipal planning commissions to review proposed public actions including but not limited to new streets, roadway infrastructure, housing projects, or utilities.

E. Thomas stated the need to ensure when reviewing CGS §8-24 applications that they are in harmony with the Coventry POCD (Plan of Conservation & Development) and Town Housing Plan.

The Commission reviewed the application and design plans submitted by the Town Engineer. Discussed included the impact of development on local ecosystems and the importance of maintaining natural habitats as well as the design of a new bridge to include consultations with fisheries staff to emphasize ecological considerations and wildlife/fish passage. The Commission supported the bridge/culvert replacement over Rufus Brook on Bunker Hill Road.

MOTION: B. Murray **MOVED** to **APPROVE** the replacement of the Bunker Hill Road Bridge over Rufus Brook.

K. Krider **SECONDED; MOTION CARRIED; X:X:X**

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

c. PZC-25-6 - Extension of filing deadline for Charlie Brown 3-lot subdivision on Boston Turnpike.

MOTION: B. Murray **MOVED** to **EXTEND** the filing deadline for PZC-25-6 for ninety days to April 1, 2026.

K. Krider **SECONDED; MOTION CARRIED; 5:0:0**

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

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Abstain	0
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7. ADOPTION OF MINUTES:

a. Minutes of 11/24/25 Regular and Special Meetings

MOTION: B. Murray **MOVED** to **APPROVE** November 24, 2025, Regular Meeting Minutes with the **following modification:**

- Page 2 of 13, Agenda Item 3, **A DECISION OF MOTION REGARDING EXECUTIVE SESSION SPECIAL MEETING** – Monday, November 24, 2025. Commissioner **Reviczky** voted to **ABSTAIN** from the formal vote.

MOTION CARRIED; 4:0:1

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

K. Krider **SECONDED; MOTION CARRIED; 5:0:0**

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

8. COMMUNICATIONS:

E. Thomas stated that CRCOG (Capitol Regional Council of Governments) hired a consulting firm, Goman & York, to look at housing issues, demographic, and socioeconomic data across the region. He attended a data analysis workshop hosted by CRCOG which examined the unique data needs between rural, semi-rural, and larger municipalities within the region.

E. Thomas further stated that the workshop attendees discussed [CT Public Act 8002](#), an act [reforming housing law throughout the state](#), monetarily incentivizes certain reform activities that may not be offered to smaller rural and semi-rural municipalities. As well as the need for towns to develop reasonable housing plans without statewide intervention.

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9. REPORTS: Pending Lawsuit – Town of Coventry PZC v. Town of Coventry ZBA

The Town Planning & Zoning Commission (PZC) is pursuing legal action regarding a Zoning Board of Appeals (ZBA) variance granted for a non-conforming lot citing improper hardship. J. Roberson stated the State Marshal served the Town Clerk with the summons earlier in the week. A long return date to respond to the summons allows for the Town to have discussions among the parties to rectify internally the outstanding issues. The funding for the lawsuit is approved by the Town Manager.

The variance granted was for Coventry application [ZBA-25-16, Ross Avenue](#).

Once the lawsuit is resolved and there is no pending conflict of interest, the need for better communication between the governing bodies was discussed to prevent further conflicts and improve decision-making. Such as regular consortium meetings to facilitate open communication among all boards and commissions, however specifically between PZC and ZBA. The ZBA has the authority to grant variances, which always conflict with zoning regulations.

The Chair of the ZBA and the owners of the parcels in question have been notified of the pending lawsuit. If the property owners cannot resolve the issue among themselves, the ZBA will have to retain their own lawyer. J. Roberson stated that the variance cannot be rescinded except by a judge or by agreement with the variance holder.

10. ENFORCEMENT: None.

11. ACKNOWLEDGEMENTS: None.

12. ADJOURNMENT:

D. Pollansky **MOVED** to **ADJOURN** at 10:43 PM. Commission consensus; **MOTION CARRIED; 5:0:0**

The next regular meeting is scheduled for: **Monday, January 12, 2026, 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.