

Coventry Planning and Zoning Commission

Agenda

Tuesday, October 14, 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-25-12** – 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.
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.
 - 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*
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.
 - 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.
 - 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*
 - 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*
 - 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: Andrew Morin, Owner: Vineyard Financing, LLC.
7. ADOPTION OF MINUTES
 - a. Minutes of 7/28/25, 8/25/25, 9/8/25
8. COMMUNICATIONS: Referral from Tolland
9. REPORTS
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.