

TOWN COUNCIL MEETING
October 25, 2004

Present: Gregory Laboissonniere, Frank Hyde, Ronald S. Wood, William J. Hall,
James Spearman

Town Manager Francis A. Frobel
Town Solicitor Patrick Sullivan

Pledge of Allegiance led by Town Sergeant, John Sullivan.
Invocation led by Councilman Hall.
Town Sergeant reviewed Emergency Evacuation Plan.

Motion made by James Spearman seconded by Gregory Laboissonniere to
accept Town Council minutes of September 27, 2004 All voted Aye. So voted.

CONSENT AGENDA

1. Tax abatements for the month of September 2004 in the amount of
\$20,639.94 with additions of \$3,385.54
2. Resolution establishing liquor license fees
3. Resolution adopting budget calendar
4. Resolution allowing negotiations to proceed for sewer tie-in by Norman
Levesque at 29 Yates Avenue, Assessor's Plat 64, Lot 107
5. Resolution allowing negotiations to proceed for sewer tie-in by Anthony
and Erin DellaGrotta at 67 Hopkins Hill Road, Assessor's Plat 29, Lot 222
6. Applications for Sewer Contractor's licenses:
 - a. D & D Construction Co., Inc., 131 Cowesett Avenue, West Warwick
 - b. Ray Plante and Sons, Inc., One Abbotts Crossing Road, Coventry
 - c. Rhode Island Cesspool Cleaners, Inc., 315 Nooseneck Hill Rd.,
Exeter
 - d. James Aragona, 157 Bates Trail, West Greenwich
 - e. Rick Nunes Construction, 1 Country Lane, Hope, RI

Motion made by William Hall seconded by Frank Hyde to remove item
numbers 2 and 3, and approve numbers 1,4,5 and 6. All voted Aye. So voted.

President Wood recused himself from discussion and voting on Item 2
resolution regarding liquor license fees.

Mr. Hall (regarding budget calendar resolution) wanted to ensure that
budget calendar doesn't have any hearings or work sessions during school
vacations.

Mr. Frobel will double check with school department, but tried to establish
this schedule with that in mind.

Motion made by William Hall seconded by Frank Hyde to table resolution
regarding budget calendar to next meeting. All voted Aye. So voted.

Resolution #98-04-2400 establishing liquor license fees

Vice-President Spearman called for motion on resolution establishing liquor license fees.

Motion made by William Hall seconded by Frank Hyde that resolution be adopted. All vote Aye. So voted.

RESOLUTION

OF THE

TOWN COUNCIL

NO. 98-04-2400

RESOLVED, That the Town Council of the Town of Coventry, ACTING AS A LICENSE COMMISSION under Title 3 of the General Laws of Rhode Island, 1956, as amended, hereby establishes the following rates to be prorated as provided in said

Title 3:

CLASS A	\$ 500.00
CLASS B	\$ 1,000.00
CLASS B LIMITED	\$ 200.00
CLASS D CLUB	\$ 400.00
CLASS E	\$ 10.00

RESOLVED, that the licenses this day granted, or hereafter granted shall afford the holders hereof all privileges intended under Title 3 of the General Laws of Rhode Island, 1956 as amended; and to all lawful orders of the Department of Business Regulation, and this Council acting as a LICENSE COMMISSION or otherwise.

All licenses this day granted must be taken out and paid for by the applicants not later than November 30, 2004.

All taxes due the Town of Coventry and State of Rhode Island and all Town indebtedness, must be paid before license is issued, and licensee must have fulfilled all the requirements for the issuing of said license.

PASSED AND ADOPTED this 25th day of October, 2004.

APPROVED Ronald S. Wood
President

ATTEST: Cheryl A. George
Deputy Town Clerk

Resolution #99-04-2401 allowing negotiations to proceed for sewer tie-in by Norman Levesque at 29 Yates Avenue, Assessor's Plat 64, Lot 107

RESOLUTION
OF THE
TOWN COUNCIL
No. 99-04-2401

RESOLVED:

That Normand Levesque, et als, owner of property located at 29 Yates Avenue, Coventry, Rhode Island, Assessor's Plat 64, Lot 107, be allowed to proceed with negotiations with the Town of West Warwick to connect to the West Warwick Sewer System. Such tie-in shall be in accordance with the sewer tie-in agreement between the Town of West Warwick and the Town of Coventry signed July 20, 1999 and the Town's Sewer Ordinance adopted January 13, 1997. If such tie-in is approved notify the Town of Coventry for the purpose of record keeping.

PASSED AND ADOPTED this 25th day of October, 2004.

APPROVED Ronald S. Wood
President

ATTEST: Cheryl A. George
Deputy Town Clerk

Resolution #100-04-2402 negotiations to proceed for sewer tie-in by Anthony and Erin DellaGrotta at 67 Hopkins Hill Road, Assessor's Plat 29, Lot 222

RESOLUTION
OF THE
TOWN COUNCIL
No. 100-04-2402

RESOLVED:

That Anthony and Erin DellaGrotta, owners of property located at 67 Hopkins Hill Road, Coventry, Rhode Island, Assessor's Plat 29, Lot 222, be allowed to proceed with negotiations with the Town of West Warwick to connect to the West Warwick Sewer System. Such tie-in shall be in accordance with the sewer tie-in agreement between the Town of West Warwick and the Town of Coventry signed July 20, 1999 and the town's Sewer Ordinance adopted January 13, 1997. If such tie-in is approved notify the Town of Coventry for the purpose of record keeping.

PASSED AND ADOPTED this 25th day of October, 2004.

APPROVED Ronald S. Wood
President

ATTEST: Cheryl A. George
Deputy Town Clerk

LICENSES

VICTUALLING LICENSES (Some with additional hours)

1. 1100 MAIN STREET COVENTRY, LLC, dba COVENTRY MART, 1100 Main Street, Route 117
2. ANDERSON, Arthur L & Gustaf, dba Anderson Bros. Coventry Pines, 1065 Harkney Hill Road
3. TIM HORTONS (NEW ENGLAND), INC., dba Tim Hortons, 435 Washington St. **(Additional Hours)**
4. TIM HORTONS (NEW ENGLAND), INC., dba Tim Hortons, 732 Tiogue Avenue **(Additional Hours)**
5. BETTER VAL-U SUPERMARKETS, dba Jerry's Super Market #09, 23 Coventry Shoppers Park
6. BJ'S WHOLESALE CLUB, INC., BJ's Wholesale Club, 790 Center of New England Boulevard
7. BORRELLI'S BAKERY & PASTRIES, INC., 765 Tiogue Avenue
8. BREADWORKS, 153 Sandy Bottom Road - **CLOSED**
9. BRITAY'S DELI & CATERING, 789 Tiogue Avenue
10. CAPTAIN NEMO'S SUB SHOP, 15 Sandy Bottom Road
11. CCF, LLC, dba Wendy's, 2311 New London Turnpike
12. CHINA STAR, 1028 Tiogue Avenue
13. COVENTRY DONUTS INC., dba Dunkin Donuts, 800 Tiogue Avenue (John P. Henderson)
14. COVENTRY SEAFOOD, INC., 629 Washington St.
15. CUMBERLAND FARMS INC #1219, 1600 Nooseneck Hill Road
16. CUMBERLAND FARMS INC #1247, 785 Tiogue Avenue **(Additional Hours)**
17. CUMBERLAND FARMS INC #1250, 436 Knotty Oak Road, Route 116
18. DB MARKETING CO., INC., dba DB MART #28, 764 Tiogue Avenue **(Additional hours)**
19. DECIANTIS ICE CREAM, 1373 Main St., Coventry c/o Stephen DeCiantis
20. DELOP'S INC., dba D'Angelo Sandwich Shop, 795 Tiogue Avenue
21. DEPETRILLO'S PIZZA & BAKERY, INC., 797 Tiogue Avenue

22. MORNING RUSH COFFEE & DONUT SHOP INC., dba Morning Rush (Shell Oil), 642 Washington Street – **(No application filed – New ownership)**
23. DOUBLE A REFRESHMENTS, dba Del's Lemonade of Coventry, 465 Tiogue Avenue
24. FIDAS, ELENI dba Silver Lake Pizza, 1146 Main Street **(Additional Hours)**
25. G & F BAKERY LLC, dba The Daily Grind, 1026 Tiogue Avenue
26. SARAG LLC, dba Subway , 722 Tiogue Avenue
27. G TECH CORPORATION, 1372 Main Street
28. HARRIS DELI, 656 Main Street
(Change of ownership – next council meeting as new applicant)
29. HARRY'S PIZZA LLC, dba Ronzio Pizza, 1032 Tiogue Ave.
30. JAN CO CENTRAL, INC., dba Burger King, 1145 Tiogue Avenue
31. DRAKE PETROLEUM CO. INC., dba Coventry XTRA MART, 851 Tiogue Avenue **(Additional hours)**
32. LABRAKIS, JOHN N., dba Santoro's Pizza & Restaurant, 687 Tiogue Avenue
33. L/M TACORI, INC., dba Taco Bell, 784 Tiogue Avenue
34. LONQUIST MGMT. CO., dba McDonald's of Coventry, 1100 Tiogue Avenue
35. MASON'S, 433 Washington Street - **CLOSED**
36. MEALWORKS, LLC, 1606 Nooseneck Hill Road
37. MICHAEL'S ICE-CREAM LLC, 975 Tiogue Avenue
38. NERARD, INC., dba Kentucky Fried Chicken of Coventry, 824 Tiogue Avenue
39. NEWPORT CREAMERY, LLC, 781 Tiogue Avenue
40. PADDY MCGOON INC., dba Silver Spoon, 1532 Main Street –
(NEW OWNER – NO LICENSES)
41. COVENTRY TOWN MART INC., dba Coventry Town Mart, 2246 Flat River Road
42. PJ'S DINER, 608 Tiogue Avenue
43. RICK & DEE'S, 17 Knotty Oak Rd.
44. SMILING SOLE FISH MARKET, INC., 891 Tiogue Avenue

45. SUMMIT GENERAL STORE, LTD., 25 Old Summit Road, Greene, RI 02827
46. SUPER STOP & SHOP, 900 Tiogue Avenue (**Additional hours**)
47. TOM'S FRUIT & DELI, INC., 821 Tiogue Avenue
48. WAL-MART STORES, INC., 1173 Tiogue Avenue
49. COVENTRY HOUSE OF PIZZA, 875 Tiogue Avenue
50. HAMPTON INN, 850 Centre of New England Boulevard

Motion made by William Hall seconded by Frank Hyde to remove items #8 Breadworks due to the fact that it is closed; #22 Morning Rush Coffee because they have not filed an application; #28 Harris Deli table to next meeting; #35 Mason's because they are closed; and #40 Silver Spoon because no application has been filed, but reserve the right to discuss #40 with solicitor. All voted Aye. So voted.

Mr. Hall recused himself from voting on #12 China Star, #25 The Daily Grind, #29 Ronzio Pizza, and #34 McDonalds, because he is a property abutter.

Motion made by James Spearman seconded by Frank Hyde that #12, 25, 29, and 34 be approved. Vote 4-0. So voted.

Motion made by James Spearman seconded by William Hall to grant remaining licenses. All voted Aye. So voted.

Referring back to Silver Spoon Attorney Sullivan informed Council that none of the issues regarding previous owner Paul Oliveiri have been cleared up yet, in Superior Court. These are all owner issues, not having to do with the tenant. Tenant has been advised to fill out a new application and begin process. Suggest just leave on table until next meeting.

Application for renewal of Peddler and Sunday Sales license by Robert E. Gieck – location 666-674 Tiogue Avenue

Mr. Hall – Applicant has been told time and time again about his signs. He has been told not to affix signs to telephone poles. As of this moment, there are quite a few signs attached to telephone poles. He is reluctant to abide by council stipulations, and that is why I am denying this application. He has sheets of spray painted plywood attached to telephone poles, although my intention is not to put him out of business.

Mr. Hyde – There is nothing preventing him from reapplying and coming before us again, correct?

Mr. Wood – Correct. He has time to make his corrections and still be in business before Christmas.

Mr. Laboissonniere – Even though this is a renewal, peddlers are usually here to extend or renew.

Mr. Wood – There was a letter sent to him to be present at this meeting. Clerk instructed to inform him of denial and reasons so that he has a chance to straighten this out and reapply for the next council meeting.

Motion made by William Hall seconded by Frank Hyde that application be denied. All voted Aye. So voted.

PUBLIC HEARINGS

LIQUOR LICENSE RENEWALS CLASS A

1. COVENTRY DISCOUNT WINE & LIQUOR, INC., dba Coventry Liquor, 600 Washington Street
2. CRESTWOOD WINE & SPIRITS, INC., dba Christy's Liquors, 725 Tiogue Avenue
3. BILL'S LIQUORS, LLC, dba Bill's Package Store, 672 Main Street
4. PETRARCA, ANTHONY S., dba ANTHONY'S WINE & SPIRITS LTD, 895 Tiogue Avenue
5. SHOPPERS LIQUORS, INC., 1142 Main Street

Motion made by William Hall seconded by Frank Hyde to open public hearing. All voted Aye. So voted.

No one spoke in favor, no one in opposition.

Motion made by William Hall seconded by Frank Hyde to close public hearing.

Motion made by William Hall seconded by James Spearman that licenses be approved. All voted Aye. So voted.

Class B with Victualing (some with Dance and Live Show Entertainment)

1. BROOKSIDE INN, INC., 595 Washington Street **(Dance)**
2. COME ALONG INN, INC., 402 Washington Street **(Liveshow Entertainment)**
3. JAAS RESTAURANT CORP., dba Café Romanzo, 495 Washington Street **(Dance & Liveshow Entertainment)**
4. EUROPA FOOD, INC., dba Europa 33 Sandy Bottom Road
5. H & N ENTERPRISE, dba Village Pub, 1128 Main Street
6. JAGUAR TAP, INC., dba Nicky's Lounge, 354 Tiogue Avenue **(Liveshow Entertainment)**
7. SUN LEE ENT. INC., dba Mai Tai Restaurant, 856 Tiogue Avenue
8. XYNELLIS ENTERPRISES, LLC, dba Eva's Family Restaurant, 915 Tiogue Avenue
9. CHATERMIKE RESTAURANT CORP., dba Nino's on Lake Tiogue, 446 Tiogue Avenue **(Dance)**

10. DOMENIC'S INC., dba DOMENIC'S PIZZA, 577 Tiogue Ave.
11. KIM HOLLY'S INC, dba Kim Holly's, 17 Sandy Bottom Road **(Dance & Liveshow Entertainment)**
12. REKAS, RUSSELL E. and ALAN M., dba Reko's Pitcher's Mound, 620 Tiogue Avenue **(Liveshow Entertainment)**
13. VENUS PIZZA, INC., 2080 Nooseneck Hill Road
14. WASHINGTON TAP, INC., dba Bim's Place, 1152 Main Street **(Dance & Liveshow Entertainment)**
15. DENNIS J. COLICCHIO, dba Harris Bar & Grille, 666 Main Street **(Dance & Liveshow)**
16. APPLEBEE'S NORTHEAST INC., dba Applebee's Neighborhood Grill & Bar, 830 Centre of New England Blvd.
17. SAVARIO'S RESTAURANT & LOUNGE LLC, 1650 Nooseneck Hill Rd. **(Liveshow Entertainment)**

Mr. Wood checked with Solicitor Sullivan making sure that Domenic's may remain on the licensing list, even though he is the process of rebuilding. The solicitor's opinion is that since he is in the process of rebuilding, that it can be reissued.

Motion made by William Hall seconded by Frank Hyde that number 3 Café Romano be removed because they did not file application and to notify applicant that we did not receive application. All voted Aye. So voted.

Motion made by Frank Hyde seconded by William Hall to open public hearing. All voted Aye. So voted.

No one spoke in favor, none opposed.

Motion made by William Hall seconded by Frank Hyde that public hearing be closed. All voted Aye. So voted.

Motion made by William Hall seconded by James Spearman that remaining licenses be granted. All voted Aye. So voted.

Class B Ltd. with Victualing (some with Additional Hours)

1. APPETITES FAMILY RESTAURANT, INC., 473 Tiogue Avenue
2. OLYMPIC FLAME INC., dba A-1 Pizza, 1602 Nooseneck Hill Road
3. ZORAN INC., dba THE GENTLEMAN FARMER RESTAURANT, INC., 2405 Nooseneck Hill Road
4. PAR FOUR INC., dba Washington Village Golf Course, Inc., 2 Fairway Drive
5. XENOPOULOS, Peter dba Pete's Pizza Plus, 21 Hill Farm Road (Pole 3)
6. EUROPA FOOD INC., dba Country Euro, 2260 Flat River Road **(process of transfer – to Lori J's)**

7. PAGLIARINI'S FAMILY RESTAURANT INC., 637 Washington Street

8. HUNAN BALCONY INC., 687 Washington Street

9. FOOD LINKS INC., dba Spike's Junkyard Dogs, 1030 Tiogue Avenue

Motion made by William Hall seconded by James Spearman to remove and table number 6. Europa Food Inc. dba Country Euro being transferred to Lori J's. All voted Aye. So voted.

Motion made by William Hall seconded by James Spearman to remove #9 Spike's Junkyard Dogs. Mr. Hall recused himself because he is an abutting property owner. All voted Aye. So voted.

Motion made by William Hall seconded by James Spearman to open public hearing for numbers 1-5, 7 and 8. All voted Aye. So voted.

No one spoke in favor, no one against.

Motion made by Frank Hyde seconded by William Hall to close public hearing. All voted Aye. So voted.

Motion made by William Hall seconded by Frank Hyde to approve 1-5, 7 and 8. All voted Aye. So voted.

Motion made by William Hall seconded by Frank Hyde to open public hearing on #9. All voted. Aye. So voted.

None in favor, none opposed.

Motion made by Frank Hyde seconded by Gregory Laboissonniere to close public hearing. All voted Aye. So voted.

Motion made by James Spearman seconded by Frank Hyde that license be granted. Voted 4-1. Approved

CLASS D (some with Victualing and Dance)

1. CLUB JOGUES, 184 Boston Street, **(Victualling & Dance)**
2. COVENTRY COLUMBUS CLUB, dba Knights of Columbus, Msgr. Peter Blessing Council #5273, 371 Knotty Oak Road, **(Victualling & Dance)**
3. COVENTRY MEMORIAL POST #9404 VFW, 29 South Main Street **(Victualling & Dance)** (Mailing address: Box 702)
4. COVENTRY MEN'S CLUB INC., 30 Phillips Hill Road **(Victualling & Dance)**
5. COVENTRY POLICE ADVANCEMENT ASSOC., INC., dba CPAA, 487 Washington Street - **non-profit corporation (NO APPLICATION FILED)**
5. POLISH NATIONAL ALLIANCE #1001, dba PNA #1001, 15 Meeting Street **(Victualling & Dance)**

President Wood – At this time I am going to remove myself from discussion, from this whole class of license renewals. Asked Vice-President Spearman to take over the Class D licensing.

Motion made by Frank Hyde seconded by Gregory Laboissonniere to open public hearing. All voted Aye.

None in favor, none against.

Motion made by William Hall seconded by Frank Hyde to close public hearing All voted Aye. So voted.

William Hall made motion to table #5 Coventry Police Advancement Association seconded by Gregory Laboissonniere. All voted Aye. So voted.

Motion made by William Hall seconded by Frank Hyde to grant 1 through 4 and 6. All voted Aye. So voted.

Class E

1. Pawtuxet Valley Prescription & Surgical Center, Inc., 59 Sandy Bottom Road

Motion made by William Hall seconded by Frank Hyde to open public hearing. All voted Aye. So voted.

None in favor, none opposed.

Motion made by James Spearman seconded by Gregory Laboissonniere that public hearing be closed. All voted Aye. So voted.

Motion made by William Hall seconded by Frank Hyde that license be granted. All voted Aye. So voted.

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#### Abandonment - Welch Hollow Road

Attorney Bradford Gorham represented the Greene Company, owner of cranberry bog. Purpose is to protect the bog. Shut off a section of Welch Hollow to keep out ATV's and trespassers. We could not discover any time that the road was actually adopted by the town as a town highway, but on assessor's map it shows running from Sand Hill down to Coventry/WG line.

We petition to abandon a small section running next to the land owned by the Greene Company on the other side of the road. Abutters have agreed that the road should be abandoned.

Have followed all town procedures; Planning Board took a look at the road, found it basically impassable and not maintained. Would ask that the Council vote to grant the petition that we have filed and to complete the process of abandonment.

I have drawn up the decree for the council for adoption if you see fit to do so.

Mr. Wood – I feel that the town is committed to try to protect this land.

Motion made by William Hall seconded by James Spearman that public hearing be opened. All voted Aye. So voted.

In favor – Justin Pomfret  
Victory Highway  
Coventry, RI

Mr. Pomfret: There are no houses back there, no reason for anyone to be traveling back there.

Mr. Wood – Right, we want to protect the property owners' rights.

Motion made by Frank Hyde seconded by Gregory Laboissonniere to close public hearing. All voted Aye. So voted.

Motion made by William Hall seconded by Frank Hyde that abandonment be granted. All voted Aye. So voted.

Mr. Wood - We generally look into these to see if there is any kind of value if it were a town road. In this instance for the record it cannot be determined if it is a town road or not. So, I would ask for an amended motion to waive any fees due to the fact that we cannot find any evidence of town ownership.

Motion made by William Hall seconded by Frank Hyde that motion reflect that no town ownership can be established and fees be waived. All voted Aye. So voted.

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RESOLUTIONS

Resolution # 101-04-2403 reappointing two members to Zoning Board of Review

RESOLUTION
OF THE
TOWN COUNCIL
NO. 101-04-2403

*RESOLUTION OF THE TOWN OF COVENTRY, STATE OF
RHODE ISLAND AND PROVIDENCE PLANTATIONS,
REAPPOINTING TWO (2) MEMBERS TO THE COVENTRY
ZONING BOARD OF REVIEW*

WHEREAS the Town Charter, Section 13.21 of the Town of Coventry, requires that there be a Zoning Board of Review consisting of five (5) members, serving for five (5) year staggered terms of office and two (2) alternate members serving for a one (1) year term of office.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That the Town Council of the Town of Coventry hereby reappoints

Anthony Petrarca, 2575 Flat River Road as a member with term expiring May 31, 2009 and

Virginia A. Soucy, 3618 Flat River Road as a member with term expiring May 31, 2008.

PASSED AND ADOPTED this 25th day of October, 2004.

APPROVED Ronald S. Wood
President

ATTEST: Cheryl A. George
Deputy Town Clerk

Motion made by William Hall seconded by James Spearman to reappoint Anthony Petrarca and Virginia Soucy to the Zoning Board. All voted Aye. So voted.

Mr. Hyde - Received many phone calls today. I was a little apprehensive regarding reappointments with all the talk about the Affordable Housing Study. There is concern for me because of the possible rezoning that is particularly sensitive to my district. I have been reassured that my district's needs will be adhered to.

Mr. Spearman – In the course of the years, if someone does not attend meetings, can someone be replaced?

Mr. Wood – Yes, if the Chairman requests it. We have never appointed by district. There is a set of guidelines these people go by. We act in the best interest of the town. I would hate not to reappoint people, these members have done a very good job. We have alternates so that they can fill in during the absence of a regular member.

Would like to commend members of all the boards in town for the job that they have done over the years.

Mr. Hyde – The reason for the attention to the subject is that I feel we need to stay in constant communication with the boards and commissions.

Mr. Wood – Hopefully the future town council will find the time to sit and spend more time with the various boards.

Resolution No. 102-04-2404 reappointing two alternate members to Zoning Board of Review

RESOLUTION
OF THE
TOWN COUNCIL
NO. 102-04-2404

RESOLUTION OF THE TOWN OF COVENTRY, STATE OF
RHODE ISLAND AND PROVIDENCE PLANTATIONS,
REAPPOINTING TWO (2) ALTERNATE MEMBERS TO THE
COVENTRY ZONING BOARD OF REVIEW

WHEREAS the Town Charter, Section 13.21 of the Town of Coventry, requires that there be a Zoning Board of Review consisting of five (5) members, serving for five (5) year staggered terms of office and two (2) alternate members serving for a one (1) year term of office.

WHEREAS, two expired terms of office currently exist on the Zoning Board of Review.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of

Coventry hereby reappoints:

Russell Lacaillade, 1438 Main Street

John D'Onofrio, 100 Doolittle Street

as alternate members with terms of office expiring May 31, 2005.

PASSED AND ADOPTED this 25th day of October, 2004.

APPROVED Ronald S. Wood
President

ATTEST: Cheryl A. George
Acting Town Clerk

Motion made by William Hall seconded by James Spearman to reappoint Russell Lacaillade and John D'Onofrio as alternates to the zoning Board. All voted aye. So voted.

Resolution adopting affordable housing study

Motion made by William Hall seconded by James Spearman to put resolution on table for discussion. All voted Aye. So voted.

Mr. Hall – This plan did not pop up over night. There have been several drafts and meetings with Housing Authority, work sessions, and it's been to Planning Commission. I have some issues, but we need to comply and submit plan by the end of the year.

Town Planner – Ed Donnelly – The plan will be adopted as an amendment to the Town's Comprehensive Plan. This requires a public hearing before the Planning Board. They will be scheduling that. Then I expect that they will forward it to the state for review and comment.

This is a very good plan, but not necessarily an end product. It will have to be amended, but it is a working tool. It is a plan that says we will take action. If we ignore this, the state will say that we are not doing what we've got to do.

This plan will call for zoning amendments, which will have to go through the process.

Mr. Hall – Has issue with rezoning from R-20 to R-10 in the eastern end of Coventry. There are portions of District 4 not built up yet also, but if a developer wanted to come in and run a sewer line a half a mile in, are we locked in to rezoning that to R-10?

Mr. Donnelly – If the Council and the Planning Board do not feel it is in the best interest of the town, then you take the appropriate vote. This plan does not say that every acre in town that has public water and sewer in front of it shall be rezoned to R-10.

Mr. Frobel – As you know, this plan is due to the state by the end of the year. They will react to the plan by June 30. From that point on, will have to do an annual review. You have to demonstrate to the state what steps you have taken to try to bring yourself to achieve that goal. The rezoning is only one element.

There are 6 or 7 action items in that plan that you hope to accomplish. One of which you have done, we are almost 4.9% because of your action in helping people buy their homes in the mobile park. Forming a trust; working closely with Julie Leddy and her group at Coventry Housing Authority. There are a host of ways short of zoning to reach the 10% goal.

Several residents raised concerns about the zoning in eastern Coventry, no room to expand in eastern Coventry, how it would be affected, that it should be spread out all over the town. Shouldn't be one specific area.

Mr. Wood - Suggestions have been made such as mill buildings, Centre of New England, Cardi property. You would have to go through public hearings and zoning changes. Nothing wrong with affordable housing, no problem with spreading it throughout the Town of Coventry. This is a plan, but nothing is written in stone.

Motion made by Frank Hyde seconded by Gregory Laboissonniere that resolution to adopt Affordable Housing Plan be tabled to a future meeting. All voted Aye. So voted.

President Wood reminded Councilman Hyde that Planning Board also needs to go through this and approve it before the end of the year.

Motion made by William Hall seconded by Frank Hyde to go into executive session at 9:50 p.m. Individual voice vote. Motion carries unanimously.

Cheryl A. George
Deputy Town Clerk