

ZONING BOARD OF REVIEW
Minutes
September 2, 2015
Coventry Town Hall
1670 Flat River Road
Work Session & Regular Meeting
7:00 p.m.

Meeting started at 7:00 p.m.

Members in Attendance: Bob Crowe, Denise DeGraide, John D’Onofrio, Russell Lacaillade, Virginia Soucy and Irene Drew.

Mr. Crowe: Fire exits are to your rear, the exits behind us take you into the building.

Mr. Crowe: We are going to approve the Minutes from last month.

Ms. Soucy: So moved.

Mr. D’Onofrio: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye.

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

OLD BUSINESS

Applicant:	Charles Chase
Owner:	Same
Location of Property:	AP 327 Lot 2; 124 Hall Road
Zone:	RR-5
Existing Use:	Vacant Land
Proposed Use:	Construction of three (3) Green Houses

Applicant is seeking a Special Use permit to construct three (3) 20’x96’ greenhouses to grow vegetables.

Mr. Crowe: I inspected the location, I don’t believe there are any problems with parking. Trash collection is not anticipated to be a problem. Mr. Chase testified that he will compost and it shouldn’t be an issue but I felt the Board would like to have a fenced in area to hide all the cans. I would like that as a stipulation and to clean it up.

Mr. D’Onofrio: The applicant indicated once he had the green houses it would be cleaned up.

Mr. Peabody: He did state the buckets are used for tables.

Mr. Crowe: I still want to see a fenced in area as a stipulation. I would like them stored when out of season. Storage shed or fenced in area, something suitable which Mr. Peabody would approve.

Mr. Crowe: Utilities; Mr. Chase stated he would provide electric subject to Town permitting and that was stated in the 8/5/15 meeting. Screening and buffering; no additional screening shall be required. Mr. D'Onofrio at the meeting also observed its already there there would be no additional requirement of it except for he brought up the looks of the barrels. Signs and lighting; no lighting will be required for the project at this time. Mr. Chase gave evidence there would be no signs. Required yard and open space; this proposal has no required yard or open space requirements. General Compatibility with lots in the same or abutting zoning area; the proposal is compatible with the Comprehensive Plan for the use and location. I don't believe it will have any negative affect on the surrounding areas.

Mr. D'Onofrio: There were concerns from a neighbor of the proximity of the project to their property. The applicant indicated where it would be and its far enough away from the neighboring property where I don't see it will pose any problems with the neighbor.

Ms. Soucy: 5 acres are required and he has 53 acres.

Mr. Crowe: I would like a motion that we approve this Special Use Permit with stipulations.

Mr. D'Onofrio: Before we do that, this was continued from last month so its still open to the public with questions.

Mr. Crowe: Would anybody like to speak on this application for or against? Hearing none I would a motion that we vote on this tonight.

Ms. Soucy: I have a question for Mr. Chase. Some people are concerned about traffic so it will only be your truck?

Mr. Crowe: May I remind you you are still under oath from the last meeting.

Mr. Chase: Yes, I go there already whether I have a greenhouse or not.

Mr. Peabody: Mr. Chase would you have a problem stipulating limiting the size of the truck? The size of the truck you are allowed to use transporting the product from the property so it stays the size of a pickup truck and not a box truck?

Mr. Crowe: What he is saying is that they may make a stipulation that there will be no vehicle larger than a pickup truck to access your property for service.

Mr. Chase: Okay, sure.

Mr. Crowe: That would be the second stipulation, no service vehicle larger than a pickup truck. The first one is the fencing in of a storage area for the buckets compost.

Mr. Crowe: I would like a motion from the Board to vote as presented.

Mr. Lacaillade: So moved.

Mr. D'Onofrio: Second with stipulations.

Mr. Crowe: Motion made and seconded all those in favor say aye.

Board: Aye.

Mr. Crowe: Nays? Ayes have it

Mr. Lacaillade: Approve with stipulations*

Ms. Soucy: Approve with stipulations*

Mr. Crowe: Approve with stipulations*

Ms. DeGraide: Approve with stipulations*

Mr. D'Onofrio: Approve with stipulations*

Ms. Drew: Approve with stipulations*

****Stipulations: Fence in area for buckets and compost.
Limit the size of the service vehicle to a pick-up truck.***

Applicant:	Sally A. Smith
Owner:	Same
Location of Property:	AP 324 Lot 66; 48 Indian Trail
Zone:	RR-2
Existing Use:	Single Family Dwelling
Proposed Use:	Same

Applicant is seeking a Dimensional Variance to construct a 14'x24' two story addition 36' from property line where 50' is required.

Mr. Crowe: Hardship which the applicant is seeking relief is due to the unique characteristics of the land, the applicant testified to that. The location of the septic system and the garage is on the other side forcing this addition to be located where it's presented. Finding of fact on the hardship being the result of a prior action of the applicant is difficult because Indian Trail is very small and difficult to access. We have an in-law apartment there at this time. We are not putting more residents in but are making the area tough. It's a tight area. I don't think its any financial gain on the their part so my findings of fact on that are I don't believe so.

Ms. Soucy: The area 87,000 square feet are required and they have 18 so that's a big difference. And its 50 feet from the boundary now and it will then be 36 on the northern boundary line if this goes through.

Mr. Crowe: I had a hard time myself but when I looked at it it has unique characteristics. There was a question on what they are going to do with that space.

Mr. Lacaillade: There is really no other place to put the addition and its not really detrimental to the area because there are a lot of houses that don't fit.

Mr. D'Onofrio: As far as financial gain its going to be an expense to them. Taxes will go up. There is no financial gain there.

Mr. Crowe: I am going to remind you you are still under oath.

Mr. D'Onofrio: Is this the least relief necessary? And how will these spaces be utilized? Can you tell us the use of the addition?

Mr. Smith: We want to expand the dining room area into a living room.

Mr. D'Onofrio: So it won't be an in-law apartment?

Mr. Smith: No.

Mr. D'Onofrio: Did you explore other plans? Its quite a big addition and we are trying to determine the least relief necessary for this project.

Mr. Smith: There is really no place else to go with it. We can't go up anymore, we want to just expand the first floor living area and entertain company.

Ms. Smith: It's very difficult to accommodate everyone in the living room and I don't really have a dining room. I am going to make my kitchen bigger and have a dining room and great room.

Mr. Crowe: Is there any way you can demonstrate this is the least relief necessary?

Mr. Smith: Its not really that big its 14x24 and the whole length of the house.

Mr. Crowe: This is the smallest you could possibly build this?

Mr. Smith: Yes.

Mr. Crowe: Would anybody like to speak on this application, for or against?

Mr. Crowe: I would like to have a vote on this application.

Ms. DeGraide: Mr. Chairman, I would like to make a motion that we vote on this application tonight.

Mr. Lacaillade: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye.

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Ms. Drew:	Approve
Mr. D’Onofrio:	Approve
Ms. DeGraide:	Approve
Mr. Crowe:	Approve
Mr. Lacaillade:	Approve

NEW BUSINESS

COVENTRY ZONING BOARD OF APPEALS

September 2, 2015

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

7:00 p.m.

Re: Appeal of Decision of Zoning Enforcement Official

Location of Property: AP 315 Lots 37.1 & 37.5; 394 Carrs Trail

Zone: RR-5

Appellant is appealing the Zoning Enforcement Officer’s Notice of Cease and Desist Outdoor Activities dated June 8, 2015 regarding certain activity occurring on said premises.

See Stenographer transcript

Meeting adjourned 9:30 p.m.