

Posted 4/4/2023
A. Schube

**Notice of Certain
Planning and Zoning Matters
in Neighboring Municipalities**

RECEIVED
VERMONT TOWN CLERK
23 APR -3 PM 4: 18

DATE: 3/29/2023

TO: Town Clerks of: Andover, Bolton, Columbia, Mansfield, Tolland
Vernon, Willington, Windham, CC: CROG

FROM: Town of Coventry

- Planning and Zoning Commission
- Zoning Board of Appeals
- Inland Wetlands Commission

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location #23-2ZR - Zoning Regulation Amendment –
Revise existing Section 2.02, 5.15 – Regulations to allow Accessory Dwelling Units –
Definition, Use Section, Section 2.02 – Definition – Lot Frontage, Section 4.14.01.f –
Driveways - Final Approval, Section 5.04.03 Exemptions, Section 5.07.03.c – Non-
Conforming Single Family Dwellings

Scheduled hearing: Date: Monday, May 8, 2023
Time: 7:00 PM
Place: Town Hall Annex – 1712 Main St Coventry, CT
and ZOOM Online – see www.coventryct.org for link

Date: MARCH 15, 2023

Application #: 23-22R

COVENTRY PLANNING AND ZONING COMMISSION

APPLICATION FOR:

PETITION FOR CHANGE OF THE ZONING REGULATIONS

The undersigned hereby petitions that the Zoning Regulations of the Town of Coventry be Changed as Described Below:

- SEC. 2.02, 5.15 - REGULATIONS TO ALLOW
ALTERNATE DUEMUM UNITS - DEFINITION,
USE SECTION
- SEC 2.02 - DUTYHOLD - LOT FRONTAGE
- SEC 4.14.01.F - DRIVEWAYS - FINAL APPROVAL
- SEC. 5.04.03 - EXEMPTIONS
- SEC. 5.07.03.C - NONCONFORMING SINGLE FAMILY
DUEMUMS

(Please attach additional information if necessary)

A fee of \$150.00 and a State fee of \$60.00 is herewith included.

AMOUNT RECEIVED: \$

DATE RECEIVED: 3.15.23

AGENT: EMM M. MOSE
DIRECTOR OF PLANN. + ZONING

APPLICANT: COVENTRY PER

ADDRESS: 172 MAIN ST.
COVENTRY, CT 06236

ADDRESS: SAME

PHONE: 860-792-4062

PHONE: SAME

SIGNATURE: [Signature]

SIGNATURE: [Signature]

DATE: 3.15.23

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Section 5.15 - Accessory Dwelling Units

5.15.01 Definitions

"Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations.

"Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.

5.15.02 Accessory apartments shall be permitted in any residential zone. One accessory apartment is allowed as of right on each lot that contains a single-family dwelling.

5.15.03 No accessory apartment shall be required to be an affordable accessory apartment.

5.15.04 Accessory apartments may be attached to or located within a proposed or existing principal dwelling, or they may be detached from the proposed or existing principal dwelling and located on the same lot as such dwelling.

5.15.05 The maximum net floor area for an accessory apartment shall be not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less.

5.15.06 The yard and lot coverage requirements for the accessory apartment shall be the same as those applicable to the principal dwelling.

5.15.07 One parking space shall be required for any such accessory apartment.

5.15.08 The applicant for an accessory apartment shall provide a floor plan to demonstrate that separate cooking, bathroom, restroom and sleeping facilities have been provided.

5.15.09 For detached accessory apartments or accessory apartments that will increase the footprint of the structure, a site plan shall be provided to demonstrate compliance with all setback, bulk and lot coverage requirements.

5.15.10 No accessory apartment may be rented for a period of less than six months.

5.15.11 No additional curb cuts shall be permitted to serve either the principal dwelling or the accessory apartment.

5.15.12 Design and construction of the accessory apartment, to the extent applicable, shall be consistent with the exterior appearance and style (roof line, roof pitch, building materials, window style and spacing, etc.) of the principal dwelling.

5.15.13 Notwithstanding anything in this Section 5.14 to the contrary, all applicable building code requirements or other requirements pertaining to the use of a well or private sewerage system shall apply to all accessory apartments.

Section 2.02 – Definitions

(New language in **bold**)

Dwelling Unit: One (1) or more rooms in a residential building that are collectively arranged, designed, or intended for use by one (1) family, and that include lawful cooking space and lawful sanitary facilities reserved for the occupants thereof.

The term 'dwelling unit' shall include an accessory dwelling unit (ADU). The term "dwelling unit" shall not be deemed to include hotel, motel, inn, boarding or rooming house, convalescent or nursing home, mobile home trailer, tourist home, or tent, except as these Regulations may otherwise specifically provide.

Section 2.02 – Definitions

(New language in **bold**)

Lot Frontage: The distance between the side lines of a lot, measured in a straight line between the two points of intersection of the side lot lines with the street line. On corner lots, lot frontage along each street shall be measured in a straight line between (i) the point of intersection of the side lot line with such street and (ii) the point of intersection of the two street lines or, when the street lines intersect in a curve, the point at which the tangent lines at the two ends of the curve would intersect if those lines were continued. **For the purposes of determining compliance with the Zoning Regulations, the required frontage shall be one or more contiguous lines.**

Commission may delegate to the Coventry Fire Marshal the power to review and decide upon the adequacy of all such emergency provisions.

Section 4.14 Driveways

Section 4.14.01 Permit Requirements

a. **General:** A driveway or access road serving private property and intersecting with a Town or State road shall be constructed in such a manner that it does not interfere with the existing drainage, movement of traffic, or removal of snow from the Town or State road. No person, firm or corporation shall conduct work or make improvements of any kind within a Town road or associated right-of-way, including but not limited to clearing, excavating or grading, until a permit has been obtained from the Director of Public Works or his authorized agent at least seventy-two (72) hours prior to the commencement of any work. A driveway or access road serving private property and intersecting with a State road or a road within an adjacent town shall meet the standards of the applicable governing authority. Driveways serving more than one lot shall conform to the standards established in this section, except as may otherwise be required by the Coventry Subdivision Regulations. Common driveways shall not be permitted to serve more than three (3) dwelling units.

b. **Application:** Application for a permit shall be made on forms provided by the Director of Public Works and shall be accompanied by a sketch or drawing showing the proposed work to be done. The sketch or drawing shall be in sufficient detail to facilitate an inspection of the work by Town personnel. The Director of Public Works may require the submission of detailed plans, specifications, and other engineering data with the application when he shall deem it to be necessary. No permits shall be issued unless all proposed work conforms to the requirements outlined in this section and the attached Driveway Detail Drawings.

c. **Application Fees; Certificate of Insurance and Performance Bond:** Required application fees shall be submitted with all applications. In addition, a Certificate of Insurance conforming to current town requirements with respect to the types of coverage and limits of liability, and a Performance Bond in the amount determined by the Director of Public Works, shall also be submitted. No permits shall be issued until the application fee has been paid, and the Certificate of Insurance and Performance Bond received.

d. **Inspection:** All construction work covered by a Driveway Permit shall be subject to the inspection and approval of the Director of Public Works or his authorized representative. It is the responsibility of the owner to notify the Director of Public Works at least seventy-two (72) hours prior to any paving of a driveway or driveway apron so that an inspection can be made of the gravel base and driveway or driveway apron grade. If, in the opinion of the Director of Public Works or his or her authorized representative, there is some question if the driveway or driveway apron exceeds the maximum grades permitted in this section, then it is the responsibility of the owner to retain the services of a licensed land surveyor to prepare a profile based on actual field survey. Any driveway or driveway apron that is not found to be in conformance with the requirements in this section shall be reconstructed as required to conform.

Section 5.04.03.

Proposed deletion of section.

Exemptions

~~Section 5.04.03 Exemptions A single-family residence constructed on a lot that is not part of a subdivision of land shall be exempt from the provisions of Section 5.04, except as these Regulations may specifically provide otherwise. (Revised Effective 08/01/11)~~

Section 5.07.03.c

(New language in **bold**)

Nonconforming Single-Family Dwellings: When an existing single-family dwelling is nonconforming because it is located in a zone in which single-family dwellings are not otherwise permitted, or are permitted (as, for example, in the Professional Office Zone) only on lots that also have a nonresidential use, the gross floor area of such dwellings may be increased by up to 15 percent above the amount of gross floor area that existed on the later of (1) the date such dwelling became nonconforming or (2) November 13, 2006. **Structures accessory to the nonconforming dwelling are permitted and subject to other relevant provisions of these Regulations.**