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**TOWN PLAN AND ZONING COMMISSION**  
**MEETING MINUTES**

**June 11, 2018**

Present were Chair Brenneman, Commissioners Donald, Pogson Alternate Commissioners O'Brien, Nowakowski and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:00 p.m. Town Council Liaison Charette was also present.

**PLEDGE OF ALLEGIANCE** (Led by Chair Brenneman)

Alternate Commissioner O'Brien was appointed to vote on behalf of Commissioner Doeg and Alternate Commissioner Nowakowski was appointed to vote on behalf of Commissioner Grabulis.

Upon a motion made and seconded (Pogson/Donald) to move the New Horizons, Inc. public hearing to the top of the agenda.

Acting Secretary Pogson read the legal notice into the record.

Chair Brenneman explained the process of the public hearing matters to the public.

**PUBLIC HEARING**

**New Horizons Inc. – 1 Bliss Memorial Road (a.k.a. 37 Bliss Memorial Road)**

Accept application for special permit modification and site plan approval for sidewalk and pavement renovations, construction of 22 unit congregate housing building with new fire lane, associated parking, storm drainage and lighting at 1 Bliss Memorial Road (a.k.a. 37 Bliss Memorial Road). Attorney Peter Alter, Alter & Pearson, represented the applicant and introduced the project. He thanks staff for their assistance throughout the process and then asked the Commission to hold the hearing open so that they can receive the Inland Wetlands Commission decision. Attorney Alter stated for the record the required notices were mailed out and that the notice of public hearing sign was posted at the site. The applicant has no issue complying and addressing all staff comments as a condition of approval. Carol Fitzgerald, Executive Director, read New Horizons Mission Statement and described the site. She explained the wait list process for a resident to move from shared unit to a single unit. Sue Watts, Licensed Landscape Architect, Freeman Companies, presented the existing conditions of the site, the original submission and the subsequently revised plan. The new building is proposed within the existing foot print of the site in the center courtyard area. In addition to the proposed new buildings the plan details include lighting, roadways, pathways and landscape plans. Ms. Watts provided a light sample for the Commissioners. Darin Lamire, Drainage Engineer, Freeman Companies, presented highlights from the stormwater management report, proposed upgrades to the existing drainage system and the maintenance inspection plan. David Arai, AIA, President, Maier Design Group, designed the proposed buildings with the resident's dignity, safety and quality of life in mind. Mr. Arai presented details of the building elevations, floor plans and the phased construction plan. Attorney Alter summarized the presentations made and asked if the Commissioners had any questions. Commissioners asked for confirmation on the conversion of units and that the total number of residents will not increase; clarification of the emergency

services access to the site; site coverage; and ADA accessibility. The number of residents will not increase but the makeup of single and shared units will change to two thirds single units and one third shared. The new buildings will have a fire suppression system and they are working with the Fire Marshal regarding the roadway improvements to make sure there is sufficient room for circulation throughout the site. Mr. Arai responded the proposed design exceeds ADA requirements.

Gary Gross, 69 Bliss Memorial Road, spoke in support of the project.

Cathy Wojnoski, 8 Bliss Memorial Road, spoke in support of the project. Her only concern was losing a portion of the back courtyard.

Amanda Zigmundm, 24 Bliss Memorial Road, spoke in support of the project.

Valerie Rumpf, 14 Bliss Memorial Road, spoke in support of the project.

Robert Nevers, Board Officer, spoke in support of the project.

Matthew Manley, 31 Bliss Memorial Road, spoke in support of the project.

Stephanie Tetreault, New Horizons, read a letter dated June 11, 2018 from Gwen Bailey in support of the project into the record.

Joseph Cooper, New Horizons resident, spoke in support of the project.

Roger Perreault, 19 Westview Terrace, spoke in support of the project.

Robert Reeve, 147 Oakridge, initially had concerns with original plan and is pleased with the revisions made and appreciates their efforts to address neighbor concerns. In support of the project as revised.

66 Bliss Memorial Road, New Horizons resident, spoke in support of the project.

New Horizon resident spoke in support of the project.

Carol Kirkwood, Manager, New Horizons, spoke in support of the project.

Dan Hincks, Board Officer, spoke in support of the project.

Albert Tomasso, 1 Eton Place, spoke in support of the project.

Attorney Alter concluded the presentation stating New Horizons wants to be a good neighbor and asked that the hearing be left open so that the Conservation and Inland Wetlands Commission can make a decision and forward a report to the Plan & Zoning Commission and the emergency vehicle size and site circulation details can be received.

Town Planner Warner asked Attorney Alter to state for the record that the hearing be held open only for these purposes. Attorney Alter confirmed.

At 8:43 p.m. a motion was made and seconded (Pogson/Donald) it was unanimously

VOTED: To continue the New Horizons Inc. public hearing to the June 25, 2018 Plan & Zoning Commission meeting so the Commission can receive a report from the Conservation and Inland Wetlands Commission and emergency vehicle size and site circulation details.

### NEW BUSINESS

#### Avdulla Zhuta – 1835 Farmington Avenue

Site plan application for outdoor dining area at 1835 Farmington Avenue. Todd , 168 Main Street, Terryville, provided details of the outdoor dining site plan. The plan proposes thirty-four seats on a fenced patio area along Farmington Avenue. Parking required would be an additional seventeen spaces. There was some discussion regarding the general design of the immediate area and the ability to share parking. The adjacent bank will not always be open during dining hours. The business owner conducted parking counts and although they varied depending on the time of day, the parking lot was never at capacity. Fence details were provided. The Commission asked for clarification on parking, fence details and stated umbrellas used for the outdoor dining tables shall be a solid cover and not contain logos or advertising.

Upon a motion made and seconded (O'Brien/Nowakowski) it was unanimously

VOTED: To approve the Avdulla Zhuta site plan application for outdoor dining area at 1835 Farmington Avenue as presented and on file in the Planning Office.

#### Trumpf Inc. – 1-3 Johnson Avenue

Site plan application to construct parking lot, associates drainage, dumpster enclosure building and install deferred parking at 1- 3 Johnson Avenue. Bill Aston, Buck & Buck, stated the business is doing very well and additional parking spaces are needed for employees. An additional 79 parking spaces total area proposed throughout the site. Also proposed in a building to house their scrap dumpster which is required to be covered. The building is designed with an internal drain with no outlet. It will be cleaned out periodically. Jim Becker, Tecton Architects, provided building elevations and design details. The building is an approximately 1,600 sq. ft. masonry and metal siding building. There was a brief discussion about merging the two lots. The response was the intention is to merge the two lots.

Upon a motion made and seconded (Nowakowski/O'Brien) it was unanimously

VOTED: To approve the Trumpf Inc. site plan application to construct parking lot, associates drainage, dumpster enclosure building and install deferred parking at 1- 3 Johnson Avenue as presented and on file in the Planning Office.

#### Metro Realty

Update regarding blasting on state property. This matter was tabled to the June 25, 2018 meeting.

PAC Group LLC – 788 Farmington Avenue

Richard Craine, Kemper Associates Architects LLC, presented samples of brick material proposed for the chimney structures at 788 Farmington Avenue. The thin brick is proposed to be applied to the box structure around vent pipes. A metal coping is proposed at the top of the chimney and will be painted limestone color. There was some discussion about the material presented and clarification questions regarding the coping.

Upon a motion made and seconded (Nowakowski/O'Brien) it was

VOTED: 4 in favor to 1 opposed (Pogson) to approve the request for modification of building plans – roof equipment enclosures at 788 Farmington Avenue specifically 4" H Alum Flashing with Glen-Gery Brick Vaneer Molded Series 53-DD as presented and on file in the Planning Office.

Carrier Home Builders – 8911 Taine Mountain Road

Accept application for special permit for blasting, hammering and crushing at Lot 8911 Taine Mountain Road (adjacent to 37 Taine Mountain), R40 zone and schedule public hearing (*recommend public hearing for June 25, 2018*).

Upon a motion made and seconded (Pogson/Nowakowski) it was unanimously

VOTED: To accept the Carrier Home Builders application for special permit for blasting, hammering and crushing at Lot 8911 Taine Mountain Road (adjacent to 37 Taine Mountain), R40 zone and schedule the public hearing for June 25, 2018.

**PUBLIC HEARING**

MJD Builders LLC – 19 Lincoln Street

Application for special permit to finish space above garage increasing the finished living area to more than 1,600 sq. ft. at 19 Lincoln Street, R9 LG. Mark DiFilippo stated he would like to convert existing unfinished space above the garage to finished living area. This project will create bring the total finished living area of the house over 1,600 sq. ft. Town Planner Warner noted the expansion was internal to the house and the only exterior change was the addition of a dormer.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 9:15 p.m.

Upon a motion made and seconded (O'Brien/Nowakowski) it was unanimously

VOTED: To approve the MJD Builders LLC application for special permit to finish space above garage increasing the finished living area to more than 1,600 sq. ft. at 19 Lincoln Street, R9 LG zone as presented and on file in the Planning Office.

### Town of Farmington – Text Amendment – Village District Zones

Application to amend the zoning regulations specifically Article II, Section 29A Farmington Village District Zone, Article II, Section 21A Unionville Village District Zone and Article I, Section 9 Definitions. Town Planner Warner presented the proposed text amendment that will provide a definition for the Architectural Design Review Committee and eliminate the references to “Unionville” and “Farmington” and to increase membership from seven to nine members appointed by the Plan & Zoning Commission. The Commission had a brief discussion regarding specific experience the statute states make up the committee and additional skills they may find helpful. The amendment would create the need for two additional people and there is a vacancy to fill.

Jay Bombara, 13 Mountain Road, commented on the proposed amendment and suggested identifying people that are sensitive to both Unionville and Farmington village areas. He also strongly recommended the TPZ require the ADRC (“Architectural Design Review Committee”) to submit a written minutes. He commented he was also unclear on the process of appointing committee members and if there is public comment.

Amanda Strauss, 16 Townsend Road, commented she became aware of this Committee until a condominium building was approved in Farmington Center. She then commented on the current committee members individually and suggested the committee is not best suited for the Farmington Village Center recommending the language of the regulation be modified.

There were no other public comments.

After a brief discussion Town Planner Warner recommended closing the hearing. The Commission can discuss the proposed amendment under Old Business at the next meeting given the late hour of the meeting.

The public hearing was closed at 9:51 p.m.

### Town of Farmington – Text Amendment – Medical Marijuana

Application to amend the zoning regulations specifically Article II, Section 14.B.15. Medical Marijuana deleting the regulation allowing medical marijuana facilities in industrial zones. Town Planner Warner stated the proposed amendment is a proactive amendment for what has been expressed in the past of what the Commission wants to see, or not see, in Town. The amendment would prohibit medical marijuana dispensary, production and retail uses in Town. The Commission asked for clarification and discussed briefly. Town Planner Warner stated the legislature will allow these uses and we will receive applications for these uses in Town.

Jay Bombara, 13 Mountain Road, suggested the Commission take time to consider the proposed amendment as it did not seem that all members were ready move forward with the amendment.

There was no other public comment and the public hearing was closed at 10:04 p.m.

## **PLANNER'S REPORT**

### **Project's List**

Town Planner Warner provided the Commissioners with a status list of projects throughout Town.

### **LiveWell Alliance, Inc. – 729 Farmington Avenue**

An informal presentation was made by Michael Smith, President and CEO, 46 High Street and Mike Cegan, Richter Cegan, of a preliminary site plan for possible use of this site as a healthy living center. Most Commissioners felt the proposal was interesting and a good use of the property.

## **MINUTES**

### **May 21, 2018 Meeting Minutes**

Upon a motion made and seconded (Pogson/O'Brien) it was unanimously

VOTED: To approve the minutes of the May 21, 2018 meeting.

The meeting adjourned at 10:58 p.m.

*SJM*