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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

June 25, 2018

Present were Chair Brenneman, Commissioners Donald, Pogson, Tucker Alternate Commissioners Nowakowski, Ogan 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 Commissioner Donald)

Alternate Commissioner Ogan was appointed to vote on behalf of Commissioner Doeg and Alternate Commissioner Nowakowski was appointed to vote on behalf of Commissioner Grabulis.

Secretary Tucker read the legal notice into the record.

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

NEW BUSINESS

Metro Realty

Update regarding blasting on state property. Ben Tripp, Metro Realty, explained they have obtained a blasting permit from the State Fire Marshal to blast on the state property adjacent to 599 Farmington Avenue. They are working with the State D.O.T. to relocate the commuter parking lot to a safer location. They will also work with the Town Fire Marshal throughout the blasting permit if they need to blast. Mr. Tripp stated they hope to be able to chip away the rock. Trees will be cleared soon to prepare the site for the process of removing rock. The Commission asked some clarifying questions. Mr. Sager provided additional background information in response.

Rachael Coburn – 160 Farmington Avenue

Sign application for property located at 160 Farmington Avenue. This application has been withdrawn. They have installed a temporary sign and will be back for approval of a permanent sign.

Birdseye Road LLC – 10 Birdseye Road

Sign application for property located at 10 Birdseye Road. Kyle Richards, Birdseye Road LLC, presented three proposed signs. Three Hartford HealthCare Tallwood Men's Health Center signs. The north east and south east facing signs will not be illuminated. The south west facing sign proposed they would like to have halo lighting. Mr. Richards presented examples of other halo lit signs. The total sign square footage proposed conforms to the requirements of the zoning regulations. Town Planner Warner reminded the Commission that the regulations for this zone require external lighting of signs. There was some discussion for clarification of the application and the proposed lighting.

Upon a motion made and seconded (Tucker/Donald) it was

VOTED: 0 in favor to 6 opposed to approve the Birdseye Road LLC sign application for 10 Birdseye Road. The motion failed and the application was denied.

Members voting in opposition felt the proposed halo lighting did not meeting the zoning regulation requirement for this zone.

Big Sky Fitness – 94 Brickyard Road

Site plan application for parking lot modification and expansion at 94 Brickyard Road. Michael Lambert, Harry E. Cole & Sons, presented the site plan application for the applicant. Mr. Lambert provided site details and proposed improvements to site drainage and parking lot conditions. Mr. Millett provided information regarding current concerns with bus traffic and pedestrian safety. During discussion with the Commission the applicant stated they will also improve parking lot lighting for safety. Other general questions included clarification on the location of dumpsters.

Upon a motion made and seconded (Tucker/Donald) it was unanimously

VOTED: To approve the Big Sky Fitness site plan application for parking lot modification and expansion at 94 Brickyard Road as submitted and on file in the Planning Office with the condition the applicant address, to the satisfaction of the Engineering Department, staff comments dated June 20, 2018.

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 Robin Pearson, Alter & Pearson, submitted copies of the Inland Wetland and Conservation Commission decisions for the record. Sue Watts, Licensed Landscape Architect, Freeman Companies, provided an update regarding fire truck access to the inner courtyard area for the record.

The public hearing closed at 8:07 p.m.

Upon a motion made and seconded (Pogson/Tucker) it was unanimously (voting: Brenneman, Donald, Pogson, Tucker, Nowakowski)

VOTED: To approve the New Horizons Inc. 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) as presented and on file in the Planning Office with the condition that the applicant address to the satisfaction of the Engineering Department staff comments dated June 6, 2018.

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. Steve Carrier, Carrier Home Builders, stated they did test pits and have found a small area that will require blasting to develop this site. They tried to chip away/rip into the rock and were not successful. The blaster will follow all notice requirements of the zoning regulations and the Town Fire Marshal requirements. The Commission asked for confirmation that the applicant received a copy of a letter from Mark & Tina Calabrese, 16 Taine Mountain Road, expressing concern with ground water. Mr. Carrier did receive a copy and stated the Town Fire Marshal witnesses every blast.

David Fienneman, 90 Alpine Drive, request a pre and post blast survey and asked that all necessary measures are taken during the blasting process.

Jeffrey Harman, 18 Taine Mountain Road, asked about the impact on the aquifer expressing concern with water.

Andrew Nagy, Blastech, Inc., explained the depth of the average blast is 8 to 10 feet below grade which is not deep enough to affect an aquifer.

Chris Carello, 14 Taine Mountain Road, stated he has noticed a reduction in well water since 2014.

The public hearing closed at 8:17 p.m.

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

VOTED: To approve the Carrier Home Builders special permit application for blasting, hammering and crushing at Lot 8911 Taine Mountain Road (adjacent to 37 Taine Mountain), R40 zone as presented and on file in the Planning Office.

OLD BUSINESS

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 provided the Commission with a revision in response to comments/discussion at the June 11, 2018 public hearing. The Commission discussed making some minor edits to the following paragraph. “When appointing members the Planning and Zoning Commission may conduct public interviews and give preference to individuals which possess experience in any of the following disciplines: architect, landscape architect, planner with experience in design, artist or graphic designer, developer, historic preservationist and/or members of the Unionville or Farmington Historic District Commission.” Edits made are as follows: “When appointing members the Planning and Zoning Commission may conduct public interviews and give preference to individuals who possess experience in disciplines such as: architecture, landscape architecture, planner with experience in design, artist developer, historic preservationist and / or members of the Unionville or Farmington Historic District Commission.”

(Voting: Brenneman, Donald, Pogson, Tucker, Nowakowski)

Upon a motion made and seconded (Tucker/Donald) it was

VOTED: 4 in favor to 1 opposed (Pogson) to approve the Town of Farmington 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 as edited.

The text amendment becomes effective July 15, 2018.

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 provided an edited text amendment for clarification in response to discussion and concerns raised at the June 11, 2018 public hearing. The edits adds a definition of recreational marijuana dispensary facility and the reference of recreational to the existing zoning regulation.

(Voting: Brenneman, Donald, Pogson, Tucker, Nowakowski)

Upon a motion made and seconded (Tucker/Donald) it was

VOTED: To approve the Town of Farmington 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 as revised and on file in the Planning Office as edited.

The text amendment becomes effective July 15, 2018.

PLANNER'S REPORT

Project's List

Town Planner Warner provided the Commissioners with an updated list of projects throughout Town.

MINUTES

June 11, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the June 11, 2018 meeting.

The meeting adjourned at 9:22 p.m.

SJM