

TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MINUTES

February 27, 2017

Present were Chairman Dunn, Commissioners Doeg, Jarvis, Matava and Tucker and Alternate Commissioner Charette and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:00 p.m. and read the legal notice into the record. Town Council Liaison Mastrobattista was also present.

Chairman Dunn explained the process of the meeting to the public and appointed Alternate Commissioner Charette to vote on behalf of Commissioner Brenneman.

The Commission changed the order of the agenda to hear New Business before the Public Hearing matter.

**NEW BUSINESS**

**Cumberland Farms, Inc. – 352 Scott Swamp Road**

Attorney Matthew Ranelli, Shipman & Goodwin, represented Cumberland Farms, Inc. The Cumberland Farms convenience store and gas station was approved in 2007 with the condition of approval limiting the hours of operation from 5 a.m. to midnight. Now that they have been in operation for more than eight years they are asking to extend the hours of operation to twenty-four hours a day seven days a week. Attorney Ranelli stated extending the store hours five hours over night would not have an impact on traffic. The general area of the business on Scott Swamp is commercial in nature and would not have a negative impact on the neighborhood. There was some discussion regarding deliveries during the overnight hours specifically with backup alarms. Attorney Ranelli stated no deliveries will be scheduled during the overnight hours. The layout of the site allows for pull through deliveries for most delivery vehicles. The exception is the fuel delivery trucks.

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

VOTED: To approve the request to modify hours of operation for Cumberland Farms, Inc. located at 352 Scott Swamp Road as submitted with the condition that no deliveries are scheduled to arrive between the hours of midnight and 5 a.m.

The Commissioners agreed the extended hours would not have a negative impact on the neighborhood. It was also noted that if an occasional delivery did arrive during the overnight hours it was ok as long as deliveries are not intentionally scheduled to arrive during the overnight hours.

**Canton Sign Shop – 1730 New Britain Avenue**

The applicant was not present. Town Planner Warner reviewed the proposed twenty-four square foot sign mounted on two posts for 1730 New Britain Avenue. The sign meets the requirements of the zoning regulations. No lighting is proposed.

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

VOTED: To approve the sign application submitted by Canton Sign Shop for 1730 New Britain Avenue as submitted and on file in the Planning Office.

## **PUBLIC HEARING**

### **Town of Farmington – Text Amendment**

Town Planner Warner presented the proposed text amendment to the Farmington Village District Zone. The text amendment provides clearer design objectives and standards. The Village District Act of 1998 allowed towns to establish regulations establishing village districts to protect the distinctive character, landscape and historic structures within the districts.

Jurisdiction includes design and placement of buildings; maintenance of public views; design, paving materials and placement of public roadways; other elements the zoning commission deems appropriate to maintain and protect the character of the village district. The Architectural Design Review Committee has reviewed and approved the proposed amendment. There was some discussion regarding the differences between the Farmington Historic District and the Farmington Center/Village Zone. There was also some discussion about parking structures.

Jomarie Andrews, 24 Main Street, spoke in favor of the amendment and commented on lighting separation between businesses and abutting residential properties. She was provided a copy of the text amendment.

The public hearing closed at 7:48 p.m.

## **PLANNER'S REPORT**

### **Plan of Conservation and Development**

Town Planner Warner reviewed historic population, age and development trends for Farmington. He then reviewed the South Farmington and Robbins Neighborhoods open space, zoning designations, future land use conflicts with zoning, ridgeline protection, and undeveloped land. Generally there are few conflicts and little undeveloped land left in these neighborhoods.

### **Farmington Village District Zone**

Further discussion ensued regarding the Farmington Village District Zone and considering other areas of Town for this designation. It was suggested the section of Main Street from CVS to the Highland Park Grocery store be considered for the Farmington Village District Zone designation. Town Planner Warner said he would explore this area for consideration.

### **March 6, 2017**

Upon a motion made and seconded (Doeg/Charette) it was unanimously

VOTED: To cancel the March 6, 2017 TPZ meeting due to a lack of business.

**MINUTES**

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

VOTED: To approve the minutes of the February 13, 2017 meeting.

The meeting adjourned at 8:25 p.m.

*SJM*