

TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MINUTES

April 10, 2017

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Jarvis, Matava and Alternate Commissioners Donald and Houf 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 Houf to vote on behalf of Commissioner Tucker.

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

VOTED: To add the Thomas Brown sign application to the agenda under New Business.

**PUBLIC HEARING**

Estate of Paul Krell – 373 Meadow Road

Application for two-lot re-subdivision of property located at 373 Meadow Road, R40 zone. Continued to April 24, 2017.

Lovely Development Inc. – 50 Junior Road

Application for two-lot re-subdivision of property located at 50 Junior Road, R12 zone. The applicant was not present and the matter was tabled to the April 24, 2017 meeting.

Chris Drouin – 382 Scott Swamp Road

Special permit to construct accessory building (detached garage) greater than 700 sq. ft. at 382 Scott Swamp Road, R12 zone. Mr. Drouin stated he would like to construct a 26' x 43' addition to an existing detached garage. The Commission asked for an explanation of the use of the proposed space. Mr. Drouin responded the property they are moving from has three times more storage space than this site and he does not have enough room to store things. During further discussion Mr. Drouin confirmed there would be no shop or business use in the garage, no commercial vehicles will be on site and that it would be used for storage of bikes, cars and other collectables. The only utility proposed is electricity. The Commission also asked for the use of the attached garage. Mr. Drouin responded the attached garage is used for storage. When asked about the proposed pitch of the new roof. Mr. Drouin stated it would be the same as the existing detached garage roof.

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

The public hearing closed at 7:10 p.m.

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

VOTED: To approve the application for special permit to construct accessory building

(detached garage) greater than 700 sq. ft. at 382 Scott Swamp Road, R12 zone, as presented and on file in the Planning Office with the condition that the repair of vehicles is prohibited. The building is limited to non-commercial use.

Mary Alice Moore Leonhardt – 152 Town Farm Road

Special permit to create interior lot at 198 Talcott Notch Road, R80 zone.  
Upon a motion made and seconded (Brenneman/Matava) it was unanimously  
VOTED: To table this matter to April 24, 2017.

Town Farm Development LLC – 152 Town Farm Road

Special permit for tent structures and event use located at 152 Town Farm Road, R20/FW Zone. Attorney Christian Hoheb represented the applicant and explained they are seeking a renewal of the special permit approval. Tom Daly, P.E., Milone & MacBroom, presented a site plan that better defined the polo area and showed the proposed new location of the two main event tents. Dave Falt, Town Farm Development, reviewed the details of the proposed equestrian use of the site, proposed modifications to conditions of their 2016 approval, request for indoor K-9 rescue facility use, utility vehicle/trailer/camper parking location and temporary vendor/spectator tent location. Support staff for events, polo participants and on-site equestrian staff would bring or occupy campers provided during the event season (May through September). After some discussion there would be approximately 6 to 12 support staff. Temporary tents for polo event vendors and spectators will be placed between the fence along Town Farm Road and the polo field. Mr. Falt also stated they would like to have a kitchen trailer during the season for staff. Modification to the conditions of approval included expanded hours and days major events can be held; the removal of audio amplification and no music amplification during other weekday events; expanded hours for major events that amplified music can be played; total number of events per year increase from 12 to 24; and request that the sale of liquor not be limited to within major event tent area only. Commissioners expressed concern with the floodplain designation of the parcel, the proposed indoor K-9 facility, noise, extending the hours and number of days allowed for multi-day events and lighting. Mr. Falt explained the lighting towers they use are set up along the perimeter of the site and face into the site. He added the sound proposed is for background music and to have a P.A. system for equine related activity. Mr. Falt had no objection to a condition of approval limiting the number of dogs no matter what age they are for the indoor K-9 rescue facility. There was further discussion regarding support staff and how many trailers/campers would be on site, how many people would be living in them, etc.

Ken Giantonio, 243 Waterville Road, expressed concern with noise and number of events. He liked the 2016 conditions of approval and not the proposed changes.

Norma Hartley, 32 Girard Avenue, expressed concern with noise and traffic. She stated she cannot get out of her street during a major event. She commented her deck looks onto the polo ground property and she asked when she will be able to enjoy her deck and listen to her own music.

John Schoenhorn, 155 Town Farm Road, expressed concern with the proposed change to the main event tent location, indoor K-9 rescue facility use, temporary tent location close to Town Farm Road and the proposed use of trailer/campers on site.

Carlos Landrau, 120 Town Farm Road, spoke in support of the application. He looks forward to site events and expansion of the equestrian use of the site. He has no issue with six dogs on site because he has three dogs at home. He has had no issues with the use of the site.

Jennifer Borowski, 143 Town Farm Road, spoke in support of the application. She comment she has more issues with neighbors dogs left out and barking than she can imagine having with dogs proposed at the applicant's site. Ms. Borowski said the applicant has been a great addition to the neighborhood and they enjoy sitting in their yard, watching events and listening to the music.

Attorney Hoheb recognized concerns raised and asked that the hearing be continued so they can come back with more information.

At 8:56 p.m. upon a motion made and seconded (Brenneman/Houf) it was unanimously

VOTED: To continue the public hearing to April 24, 2017.

Zbigniew Kacperski - 1799 New Britain Avenue

Special permit to construct new house containing more than 2,400 sq. ft. of finished living area at 1799 New Britain Avenue, R20 zone. Mr. Kacperski said he would like to construct a new house. Town Planner Warner explained the proposed square footage of the new house, because it is part of a subdivision, is subject to the new and expanded homes zoning regulation. He confirmed the proposed home is consistent in size to the neighboring house and others in the area.

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

The public hearing closed at 8:58 p.m.

Upon a motion made and seconded (Brenneman/Houf) it was unanimously

VOTED: To approve the application for special permit to construct new house containing more than 2,400 sq. ft. of finished living area at 1799 New Britain Avenue, R20 zone as per plan presented and on file in the Planning Office.

**NEW BUSINESS**

Jennifer Villa

Ms. Villa, 743 New Britain Avenue, is creating a mobile farm truck from a restored 1948 farm truck. The Farmington Farm Truck will offer products from local farms; raw and pre-packaged products. She would like to bring the truck to local businesses at a pre-arranged and scheduled time as coordinated with the health and wellness director of each business; bring the truck to local events and park the truck and sell local products on a weekly basis in season for two to three hours in Unionville at a time and location determined by Town as not to hinder the flow of traffic. When asked the hours of operation Ms. Villa responded she anticipates operating from Wednesday through Sunday, Saturday parked in Unionville from 8a.m. to 10a.m. or 11a.m. When asked if she will play music Ms. Villa responded the only noise may be a cow bell. The

Commission suggested a condition of approval that she review proposed sites with the Town Planner for this approval.

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

VOTED: To approve the request to operate farm truck as per plan presented with the following conditions:

1. No amplified music is permitted; and
2. Locations chosen to park the farm truck shall be approved by the Town Planner.

Sign Pro Inc. – 281 Farmington Avenue

Commissioner Doeg recused himself from this matter. Alternate Commission Donald was appointed to vote on his behalf.

Robert Kuszpa, Sign Pro Inc., presented the proposed building sign for Connecticut Wealth Management LLC at 281 Farmington Avenue. The 84.6 square foot sign as proposed has acrylic letters and logo with halo lighting. This sign is proposed to distinguish this business from the Dental Associates building also on this site. Mr. Kuszpa was asked if a dimmer could be installed on the lighting in the event adjustments to the brightness need to be made. He responded yes. The proposed sign meets the requirements of the zoning regulations.

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

VOTED: To approve the Sign Pro Inc. sign application for 281 Farmington Avenue as presented and on file in the Planning Office with the condition that a dimmer be installed on the lighting proposed and adjusted on the request of Town staff.

Sign Pro Inc. – 152 Town Farm Road

Robert Kuszpa, Sign Pro Inc., presented two signs for the Farmington Polo Club. The existing main entrance sign will be replaced with a 17.5 sq. ft. double-sided carved and painted high density sign foam panel, and 3.4 sq. ft. lower sign, double-sided ¾” pvc with digital print, between two ten foot posts. A second sign will be installed at the southerly entrance. The signs will not be illuminated. The Commission asked for clarification of the location and size of the signs. Posts are typically pressure treated wood with vinyl sleeve/covering. Mr. Kuszpa stated the height of the signs are designed to be seen about the rails of the fence.

A motion was made and seconded (Matava/Jarvis) to approve the Sign Pro Inc. sign application for 152 Town Farm Road as presented and on file in the Planning Office.

An amendment to the above motion was made and seconded (Brenneman/Matava) to include a condition of approval that the signs not exceed a maximum height of nine feet. This amendment was approved unanimously.

The original motion was approved unanimously as amended.

Cindy Carrier – 740 Plainville Avenue

Michael Lambert, Harry Cole & Son, stated when the garage was lifted to repair the foundation it collapsed. The garage proposed will replace the prior garage. They have communicated with the adjacent neighbor to the north and will be extending the fence along the property line the full length of the property line. The neighbor's main concern was the height of the garage which is higher because the grade was raised four feet. Arborvitaes will also be planted for additional privacy/buffer between two sites.

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

VOTED: 5 in favor to 1 opposed (Brenneman) to approve the site plan application for construction of a detached garage at 740 Plainville Avenue, as per plan presented and on file in the Planning Office.

Farmington Libraries – 6 Monteith Drive

The Farmington Libraries would like to temporarily install a commemorative 100<sup>th</sup> anniversary banner on the Farmington Library at 6 Monteith Drive.

Upon a motion made and seconded (Brenneman/Jarvis) it was unanimously

VOTED: To approve the Farmington Libraries request to install temporary commemorative anniversary banner at 6 Monteith Drive as presented and on file in the Planning Office.

Thomas Brown – 353 Scott Swamp Road

This matter was tabled to the April 24, 2017 meeting because the applicant had an emergency.

Farmington High School Building Committee – Informal Discussion

Alternate Commission Donald recused herself from this matter.

Bill Wadsworth, Chair of the Farmington High School Building Committee, explained they would like to present an option the Committee has chosen, Option D1. Mr. Wadsworth explained the Committee was formed by the Town Council in January 2016 to address a Statement of Needs promoted by the Board of Education and passed by the Town Council. The Committee has gone through seven different options to try to address all the issues at the school. Paul Dominov and Brennan White, Kaestle Boos Associates, Inc. reviewed the existing layout of the school and the conceptual plan Option D1. Commissioners commented on moving parking closer to the east, tennis courts to the west of the school and the challenge of screening and lighting. Mr. White said it would be approximately 50 feet from the property line with little tree cutting required. The Commission asked about parking spaces current and proposed; the current number of parking spaces is 508 and conceptual plan proposes 536 spaces. The construction phasing plan is being worked on now and putting a price on this project. Once they receive the number for the project they will go to the Town Council and Board of Education for their approval. If the receive approval a Town Meeting and Referendum will be scheduled.

### PKT Development – Informal Discussion

Attorney Robert Reeve, Scully, Nicksa & Reeve, represented PKT Development and CA Senior Living. The area of discussion is two parcels along the south side of Farmington Avenue starting at the corner of Bridgewater and Farmington Avenue. CA Senior Living is looking to develop an assisted living and memory care facility at 8068 Bridgewater along Farmington Avenue. The smaller parcel 8069 Bridgewater Drive could be elderly apartments. Matt Buma, CA Senior Living, reviewed the market study conducted. Mark Harris reviewed the conceptual plan of development. Tom Daly reviewed the site details. Kwesi Brown, P.E., PTOE, Milone & MacBroom, reviewed potential improvements to the intersection of Brickyard Road and Bridgewater at Farmington Avenue. The proposed building would have 120 assisted living units and 40 memory care. There was some discussion about the building height shown and parking.

### PLANNER'S REPORT

#### 788 Farmington Avenue

Town Planner Warner provided an update to the Commission on the former Chuck's site. The developer has removed more trees than granted in the Wetland permit approval. A fine has been issued and work has ceased at the site until they meet with the Inland Wetlands Commission.

### MINUTES

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

VOTED: To approve the minutes of the March 27, 2017 meeting.

The meeting adjourned at 10:57 p.m.

*SJM*