

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

May 8, 2017

Present were Chairman Dunn, Commissioners Brenneman, Doeg (at 7L05 p.m.), Jarvis, Matava and Alternate Commissioners Charette, Donald and Houf and the Town Planner and Clerk. Acting Secretary Brenneman opened the meeting at 7:04 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.

PUBLIC HEARING

Jennifer Villa – 743 New Britain Avenue

Application for special permit to raise poultry (less than 15 hens) at 743 New Britain Avenue, R20 zone. Ms. Villa reviewed her request. The hens will be housed and confined in a coop behind the house. In addition to the coop her yard is fenced for confinement to her property. A compost bin for waste is located next to the coop. The commission confirmed that there will be no roosters. Ms. Villas responded she will not have roosters. For clarification she currently has six hens but may get more in the fall not to exceed a total of fifteen.

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

The public hearing closed at 7:08 p.m.

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

VOTED: To approve the Jennifer Villa application for special permit to raise poultry (less than 15 hens) at 743 New Britain Avenue, R20 zone as presented.

Simone Development LLC – 7 Winthrop Drive

Application for two-lot re-subdivision of property located at 7 Winthrop Drive, R9 zone. Joseph Green, Robert Green Associates, represented the applicant. Two lots are proposed with a single family raise ranch style house with slab on grade foundations on each lot. Each house will have a private well and public sanitary sewer. A sewer easement runs between the two parcels. Mr. Green stated no additional clearing is proposed. A conservation easement is proposed to the rear of the parcels and that in addition to conservation easement medallions being installed a split-rail fence is proposed along the conservation easement line to deter encroachment into the wetland/conservation easement area. The Inland Wetlands Commission approved this application at their April 5, 2017 meeting with conditions. The Commission asked if the applicant would have an issue with a condition of approval that states only a single family home may be constructed on each lot even though the zone allows up to a two family home. Mr. Green responded they have no issue with such a condition. There was some discussion regarding water quality of the existing well and the acreage of the conservation easement area. Mr. Green stated for the record that they have no issue addressing engineering staff comments.

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

The public hearing closed at 7:18 p.m.

Commissioner Doeg moved and Commissioner Jarvis seconded the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a re-subdivision of land to create an additional building lot in accordance with the Farmington Zoning and Subdivision Regulations (regulations) at 7 Winthrop Drive; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-23 and Section 2.02 of the Farmington Regulations for Subdivision; and

Whereas the Commission evaluated the proposal in accordance with Section 2.05 of the regulations, reviewed all departmental comments, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission grants re-subdivision approval with the following conditions:

- The proposal shall adhere and conform to all relevant sections of the regulations and representations made by the applicant and the latest Engineering Division memorandum; and
- Both lots are only approved for a single family home.

The motion passed unanimously.

NEW BUSINESS

Farmington Libraries

Sign application for Farmer's Market. The Farmington Library is hosting the Farmer's Market and would like to post a 4' x 4' A frame sign from July 5, 2017 – August 28, 2017. The sign states the Farmer's Market is every Friday from 3:00 p.m. to 6 p.m. The sign will be placed on the lawn west of the Staples House visible to traffic on Farmington Avenue.

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

VOTED: To approve the Farmington Libraries sign application for the Farmer's Market as presented and on file in the Planning Office.

Rita McPhee - 497 Main Street

Request for modification of condition of approval regarding outdoor activity at 497 Main Street. The Commission has requested this matter be scheduled as a public hearing matter.

Sam Lin – 3 Melrose Drive

Modification of site plan approval to add patio dining area at 3 Melrose Drive. Rick Brown represented the applicant and handed out parking counts for the restaurant at 3 Melrose Drive taken on May 6, 2017. The applicant would like to create a 450 sq. ft. patio area on the east side of the restaurant as indicated on the site plan submitted between two existing trees. The grade will only be altered to create a level area for the patio. Mr. Brown stated they will continue the boulder and grasses landscaping around the new patio area. Approximately twenty-two to twenty-four additional seats will be placed on the proposed patio. The Commission discussed lighting, parking, outdoor music and liquor commission requirements for the proposed patio. As a result of the discussion it was suggested the applicant review lighting plans with the Town Planner; it was also recommend the applicant check with the Farmington Health District and Liquor Commission regarding requirements for outdoor service of liquor specifically about confinement to the space. When asked if umbrellas will be installed on the patio tables the applicant stated he will have umbrellas but they will not have advertising on them.

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

VOTED: To approve the request for modification of site plan approval to add patio dining area at 3 Melrose Drive as presented and on file in the Planning Office with the following conditions:

1. The addition of lighting to the patio area is to be reviewed with the Town Planner;
2. The applicant shall obtain approval from the Farmington Valley Health District about the addition of outdoor patio dining area;
3. Umbrellas used on the outdoor patio area shall not contain advertising; and
4. The applicant shall consult with the State Liquor Control Commission regarding the outdoor patio dining area regarding service of alcohol and confinement to the patio area.

Farmington High School Building Committee

Informal presentation of schematic high school design. Bill Wadsworth, Chair of the Farmington High School Building Committee, reviewed the proposed high school project. Luke McCoy, Landscape Architect, reviewed the proposed site plan; including the plan to widen Monteith Drive to two lanes in both directions; tennis court relocation; general site plan; and phasing plan. Paul Dominov, Kaestle Boos Associates, Inc., reviewed the rendering; and asked for feedback on reducing the number of islands in the parking areas. This will reduce the amount of landscaping required and make it easier to maintain the parking areas; specifically removal of snow and snow storage. There was some discussion about whether an alternate polling location will need to be found for the next presidential election. The phasing plan was reviewed and it was determined there would be no need to find an alternate voting location. They will make sure the gymnasium will be available.

PLANNER'S REPORT

Plan of Conservation and Development

Town Planner Warner presented changes in land use in Town since the 2008 Plan of Conservation and Development was adopted; reviewed the existing land use summary; provided a summary of the Talcott Neighborhood land use.

MINUTES

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

VOTED: To approve the minutes of the April 24, 2017 meeting.

The meeting adjourned at 8:44 p.m.

SJM