

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

July 31, 2017

Present were Chairman Dunn, Commissioners Doeg, Jarvis, Matava, Tucker and Alternate Commissioners Charette, Donald and the Town Planner and Secretary. Secretary Doeg opened the meeting at 7:00 p.m. and read the legal notice into the record.

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

PUBLIC HEARING

Robert Adorno – 369 Ivy Drive

Application for special permit to raise poultry (up to 10) at residence located at 369 Ivy Drive, R12 zone. This matter was tabled from the July 17, 2017 meeting. Mr. Adorno stated he is seeking a special permit to raise chickens. Mr. Adorno described his back yard, explained it is fenced in, where the coop is located and how he lets them roam in his yard. Sometimes they get through his fence and into the neighbor's yard. He does not have a rooster. The waste is composted and used in his gardens. At this time he has four hens; he has asked for ten in his application but would like to have the flexibility to have more. He has repaired gaps in the fence to confine the hens to his yard and has had his yard surveyed to confirm the location of his property boundary lines. No water or electricity is provided for the coop but in the winter he runs an extension cord to the coop to keep the water for the chickens from freezing. Mr. Adorno was asked if he would have an issue with a condition of approval limiting the number of chickens to ten for now. Mr. Adorno would rather not have a limit of ten but would comply with a request from the Commission.

Robin Richard, 81 Harold Road, spoke in favor of the application and stated she does not have an issue with the chickens.

William & Angela Crocker, 359 Ivy Drive, stated they do not have an issue with the chickens but they do have an issue with them coming into their yard. They would like them to be confined to Mr. Adorno's yard.

Mr. Adorno apologized for the chickens leaving his yard and said he will do his best to keep them confined to his yard.

The public hearing closed at 7:23 p.m.

Commissioner Doeg moved and Commissioner Tucker seconded the following motion:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit as required pursuant to Article I Section B.16. of the Farmington Zoning Regulations (regulations) for poultry raising of less than 20 at 369 Ivy Drive, R12 zone; 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 8-3(c) ; and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission votes to approve the special permit application with the following conditions:

1. There shall be no rooster on the property;
2. There shall be no more than 10 hens at any one time and they shall be suitably confined;
3. The special permit shall be reviewed in one year and at that time the Commission will review any complaints concerning this use and can choose to revoke the special permit or make it permanent.

An amendment was made and seconded (Jarvis/Matava) to permit up to 15 hens. The amendment was voted 1 in favor (Jarvis) to 5 opposed. The amendment failed.

Members voting in opposition to the amendment felt that after one year if there were no issues with the original motion as proposed the Commission would have no issue permitting more hens.

The original motion was then voted unanimously.

NEW BUSINESS

Susan Haworth – 47 Garden Street

Site plan application to install detached garage at 47 Garden Street. Ms. Haworth stated she would like to install a standard three-car garage on their property. A site plan showing the location was reviewed. Town Planner Warner clarified that the original location was on the property line. The Haworths hired a surveyor, adjusted the property line and the proposed location of the 24' x 36' garage now conforms to the setback requirements.

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

VOTED: To approve the site plan application of Susan Haworth for installation of a 24' x 36' three-car garage at 47 Garden Street as per plan submitted and on file in the Planning Office.

Graphic Impact Signs – 763 Farmington Avenue

Historic Marker

John Renzi, Graphic Impact Signs, presented the proposal to install an historic marker on the site. They have worked with the Farmington Historic Society on the content and have also worked with the Architectural Design Review Committee.

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

VOTED: To make the determination that the final location of the historical marker shall be determined in the field by staff and the Farmington Historical Society to maximize use by the general public.

Monument Sign

Mr. Renzi then presented the proposed freestanding sign. The proposed sign has an overall height of 90” with a base width of 135” and sign width of 120” with space for two tenants. The street number is proposed on the base. The applicant worked with the Architectural Design Review Committee on the design changing the base to brownstone. Ground lighting is proposed for the monument sign. Discussion followed regarding the size of the proposed monument sign.

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

VOTED: 3 in favor to 3 opposed (Charette, Jarvis, Tucker) to approve the monument sign presented at 80% of its current size (height of 6 feet as shown in a scaled down version submitted at the meeting). The motion failed.

Building and Site Signs

Additionally two building signs area proposed; both 21.5 sq. ft. in area; one located on the west elevation and the other on the north elevation. Both building signs proposed are non-illuminated. Miscellaneous site/directional signs were reviewed.

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

VOTED: To approve the application of Graphic Impact Signs for all signs (except the monument sign) as presented and on file in the Planning Office.

Building Lighting

Also presented was the lighting change to the front of the building. The applicant met with the Architectural Design Review Committee and the members present suggested a Rutherford lantern-style fixture. A discussion followed regarding the proposed style lantern with a couple Commissioners commenting they felt the proposed fixture was too modern for this location. The applicant also talked about changing the door color to charcoal gray.

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

VOTED: 2 in favor (Dunn, Jarvis) to 4 opposed to approve the change in lighting on the building to the Rutherford lantern-style fixture as submitted and on file in the Planning Office. The motion failed.

Members voting in opposition preferred a more colonial style fixture.

Laurie Cassinari – 2 High Street

Ms. Cassinari submitted a sign application to install a building sign at 2 High Street. The proposed wooden sign was approved by the Farmington Historic District on July 18, 2017 with the condition that the sign be trimmed to the oval shape painted on the sign. The sign is non-illuminated and conforms to the size requirements of the zoning regulations.

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

VOTED: To approve the sign application of Laurie Cassinari as approved by the Farmington Historic District Commission and on file in the Planning Office.

Krell Subdivision

Attorney Timothy Furey asked the Commission for a ninety (90) day extension of time to file mylar maps and easements for the approved subdivision. The additional time is necessary to finalize the documents and to remove accessory buildings.

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

VOTED: To grant the ninety (90) day extension of time as requested.

PLANNER'S REPORT

Farmington High School

An update was provided regarding the previously approved LED sign for the high school. The sign area has been reduced and the sign will be double-sided. The location has not changed.

Plan of Conservation and Development

Discussion of the Unionville, Lake Garda, Highlands and West District neighborhoods packet was provided to the Commissioners. A consultant has been retained for the mapping portion of the POCD update. Timing of the public hearing and submittal to CRCOG for referral was discussed. Public hearing will likely be planned for September.

MINUTES

July 17, 2017

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

VOTED: To approve the minutes of the July 17, 2017 meeting.

The meeting adjourned at 8:30 p.m.

SJM