

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

September 25, 2017

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Jarvis, Matava, Tucker and Alternate Commissioners Charette, Donald, Houf 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.

PUBLIC HEARING

Loren Godfrey - 386 Old Mountain Road

Application for three-lot re-subdivision of 386 Old Mountain Road, R80 zone. This matter was tabled to the October 11, 2017 meeting (Tucker/Brenneman).

Brandon Rocco – 377 New Britain Avenue

Application for special permit for fitness studio use at 377 New Britain Avenue, CR zone. Mr. Rocco, Fearless Fitness, would like to operate a fitness studio for group and one-on-one fitness training at this location. The studio offers boot camp type fitness programs. The first class begins at 5 a.m. and the last class begins at 7:30p.m. weekdays. Classes are typically 45 minutes long and there is a 15 to 20 minute gap between classes. Weekend hours are 7:30 to noon Saturday and until 11 a.m. Sunday typically. Parking spaces available for this tenant space; 18 regular parking spaces and one handicap space at the front of the building and three employee parking spaces to the rear of the building. Class size will be limited to available parking. Mr. Rocco said during the summer months they may have some overhead doors open for ventilation because air conditioning is not present in the building. He added they do not play music loud enough to create a nuisance. The Commission discussed concerns with noise and outdoor activity and asked for clarification on the hours of operation, parking and whether or not staff is always on site.

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

The public hearing closed at 7:17 p.m.

Commission Doeg moved and Commissioner Matava seconded the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for special permit for fitness studio use at 377 New Britain Avenue; 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 approves the special permit with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations, the submitted plans and representations made by the applicant;
- The special permit shall be reviewed in one year specifically for noise complaints; and
- The hours of operation are limited to 5 a.m. to 8 p.m. Monday through Friday, 7 a.m. to 1 p.m. Saturday and 8 a.m. to 1 p.m. Sunday.

The motion passed with a vote of 5 in favor and 1 opposed (Brenneman).

NEW BUSINESS

Michael Belanger – 34 and 36 Burlington Road

Request for waiver of sidewalk requirement for 34 and 36 Burlington Road. Mr. Belanger stated he is in the process of building houses on Lots A & B (34 and 36 Burlington Road) and because there are no sidewalks on either side of Burlington Road for over a mile in either direction he is seeking a waiver from the requirement to install a sidewalk. Concern was expressed regarding waiving sidewalks. Members commenting in support felt that because there are no future development opportunities in this immediate area there is no need to install a sidewalk in front of these two lots.

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

VOTED: 4 in favor to 2 opposed (Brenneman/Tucker) to grant the waiver of sidewalk requirement for 34 and 36 Burlington Road as requested. Motion passes.

John Matava – 25 New Britain Avenue

Commissioner Matava recused himself from this matter and Alternate Commissioner Houf was appointed to vote on his behalf.

Site plan approval to install 40' x 60' pole barn at 25 New Britain Avenue. Mr. Matava explained he would like to install a pole barn in the fenced area behind 25 New Britain Avenue to park his tow trucks and other vehicles. The metal structure will eventually have electricity for lighting but no plumbing and will provide shelter for his vehicle from the weather. No repair of vehicles will take place in the building; only the storage of vehicles. The Inland Wetland Commission approved this project at their September 20, 2017 meeting.

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

VOTED: To approve the John Matava application for site plan approval to install a 40' x 60' pole barn at 25 New Britain Avenue as presented and on file in the Planning Office.

Unionville Restaurant – 1835 Farmington Avenue

Sign application for property located at 1835 Farmington Avenue. Shawn Warden, City Sign Company, presented the request to install two signs at 1835 Farmington Avenue. The building sign proposed will be located on the north side of the building; 46.02" x 83.98" oval painted, carved sign made of 1 1/2" high density foam board. The detached sign panel proposed; 60" x

78” is a double-sided digital printed laminated vinyl. The existing detached sign is back lit. The Commission asked for clarification regarding lighting of the two signs proposed. After further discussion the Commission requested the detached sign be externally lit.

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

VOTED: To approve the sign application for property located at 1835 Farmington Avenue with the condition that the detached sign is not internally illuminated. External lighting options should be considered and submitted for review.

376 Scott Swamp Road LLC – 376 Scott Swamp Road

Alternate Commissioner Donald recused herself from this matter.

Site plan approval for parking lot expansion at 376 Scott Swamp Road. Hodge LLC presented the proposal to expand the parking lot from 21 to 24 spaces increasing the impervious surface from 41.1% to 43.1%. The existing parking lot lighting is sufficient and will not change. A photo of the existing landscaping was circulated for review. The business has grown and the number of employees has increased requiring the addition of parking spaces. The Commission asked if there was an arrangement with the neighboring restaurant for parking after business hours. The response was no. No other concerns were expressed.

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

VOTED: To approve the 376 Scott Swamp Road LLC application for site plan approval to expanding parking area at 376 Scott Swamp Road as presented and on file in the Planning Office.

Dunning Sand & Gravel – 105 Brickyard Road

Site plan approval for building addition at 105 Brickyard Road. This matter was tabled to the October 11, 2017 meeting (Tucker/Brenneman).

Valley Orthodontics – 801 Plainville Avenue

Site lighting and basement use at 801 Plainville Avenue. Dan LaMontagne, AE Design Group, handed out the lighting plan and reviewed the plan to install parking lot lighting and security lighting on the building. The lighting plan shows the foot candles at the property line is zero. The building lighting includes wall mounted security lights and decorative lighting at the entry doors. The Zoning Board of Appeals has requested the lights in the parking lot turn off at 6p.m. and the building lighting turn off at 6:30p.m.

Basement Use: Mr. LaMontagne next reviewed the floor plan of the proposed residential basement use. The use of the basement will be private for Dr. Maraj and his family only while they are in the building conducting business. After further discussion with the Commission it was commented there are no other use variance approved uses with a similar mixed use proposed. Dr. Maraj said he was asking for flexibility to use the space when needed but if the Commission does not approve he will not move forward with the residential construction of the basement. The Commission further expressed concern with the residential use of the basement.

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

VOTED: To approve the lighting plan for 801 Plainville Avenue as presented and on file in the Planning Office.

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

VOTED: 0 in favor to 6 opposed to approve the proposed residential use of the basement at 801 Plainville Avenue. The motion failed.

5 Corners – Farmington Associates – 8031 and 8037 Birdseye Road & 8121 and 8129 Colt Hwy

Site plan approval for restaurant/retail development at 8031 and 8037 Birdseye Road and 8121 and 8129 Colt Highway. Attorney Robert Reeve, Scully, Nicksa & Reeve, summarized the process to date for this project. They are before the Commission tonight to seek approval of the site plan. The site plan has been revised to decrease the impervious surface to 39% from 48% by increasing the amount of pervious pavers. Otherwise, the site plan stays the same. Per a condition of the previous approval the Colt Highway entrance was changed to show right turns in and out only. The architecture of the building has also been modified to a more traditional architecture. Mike Cegan, Richter Cegan, presented the site plan overview highlighting the modified architecture, entrance on Colt Highway, gateway feature of the wall and pervious pavement increase. Tom Daly, P.E. with Milone & MacBroom, reviewed the erosion control plan and provided more detail on pervious pavement. Chris Milliard, Phase Zero Design, reviewed the architecture of the building and provided elevations showing the various heights and materials of the new building adding these are features similar to what is found around town.

The Commission asked for clarification on pervious pavement types and expressed the importance of a maintenance plan. Most Commissioners were positive about the architectural changes proposed. There was discussion about installing signs in the area of the pervious pavement for maintenance purposes. One Commissioner commented his disappointment with the gateway feature and restated concern with traffic at Mountain Road.

Attorney Reeve responded he believes they have been consistent since the beginning of this process with the gateway feature of the wall through many meetings. In summary he stated the plans meet the technical requirements of the zoning regulations.

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

VOTED: 5 in favor to 1 opposed (Tucker) to approve the 5 Corners – Farmington Associates application for site plan approval for restaurant/retail development at 8031 and 8037 Birdseye Road and 8121 and 8129 Colt Highway as presented and on file in the Planning Office with the following conditions:

1. Awnings shall all be the same color preferably black;
2. Sand shall not be used in the parking lot;
3. Regular maintenance shall be conducted on the parking lot per manufacturer and engineering recommendation; and
4. The gateway sign wall shall be brick as discussed.

Town of Farmington

Discussion to opt out of the provisions of Public Act No. 17-155 an act concerning Temporary Health Care Structures. Town Planner Warner explained details of Public Act No. 17-155 and that he recommends the Town opts out of this as permitted; hold a public hearing recommending the Town Council opt out and then work on a revision to the zoning regulations requiring an application for special permit be approved by the Commission. A public hearing will be scheduled.

PLANNER'S REPORT

Plan of Conservation and Development

Town Planner Warner provided an update on the Plan of Conservation and Development.

MINUTES

September 11, 2017

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

VOTED: 5 in favor, 1 abstention (Doeg) to approve the minutes of the September 11, 2017 meeting.

The meeting adjourned at 9:13 p.m.

SJM