

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

April 8, 2019

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson, Tucker and Alternate Commissioner O'Brien and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE (Led by Commissioner Tucker)

NEW BUSINESS

8-24 Referral

Vince LaFontan, Business Administrator, Farmington Public Schools, presented the school bonding question for Farmington Public Schools' infrastructure improvements. The costs related to the infrastructure improvements at the various Town schools were described in a handout provided to the Commission. Mr. LaFontan anticipates receiving grants from the State of Connecticut after the work is completed and requests for reimbursement are submitted. The Commission asked for some clarification.

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

VOTED: To forward a positive referral for the proposed Capital Improvement Bond Project Question for Farmington Public Schools' Infrastructure Improvements as stated in the email dated April 9, 2019 from Vincent LaFontan, Business Administrator, Farmington Public Schools.

National Sign – 5 Batterson Park Road

Robert Kuszpa reviewed the revised lighting detail sheet for the 5 Batterson Park Road sign application presented at the March 25, 2019 meeting. There was a brief discussion for clarification on the halo lighting feature of the detail sheet.

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

VOTED: To approve the National Sign sign application for 5 Batterson Park Road as presented and on file in the Planning Office.

Parker Benjamin, LLC – 29-55 Mill Street

Brian Lyman, Parker Benjamin, spoke on behalf of a new tenant Pomona Pete's Restaurant. They are requesting approval for an increase in the number of seats in the restaurant to 136 seats, occupying the former Cure Restaurant space. Overflow parking is available on the adjacent Municipal parking lot, in addition to off street parking on the southerly side of Mill Street and on-site parking. Mr. Lyman described the various uses on site and when their peak parking

needs are by time of day. Details were also provided by Parker Benjamin in the request for increase in approved seating summary document dated April 3, 2019.

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

VOTED: To approve the Parker Benjamin, LLC request for increase seating to 136 seats for Pomona Pete's Restaurant located at 55 Mill Street, as submitted in request dated April 3, 2019 and on file in the Planning Office.

Jennifer Vaverchak – 90 West District Road

Accept application for special permit to raise six hens at 90 West District Road, R30 zone and schedule public hearing (recommend public hearing date of May 6, 2019).

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

VOTED: To accept the Jennifer Vaverchak application for special permit to raise six hens at 90 West District Road, R30 zone and schedule the public hearing for May 6, 2019.

Noel Carrier – 38 Cross Creek Lane

Accept application for special permit to construct accessory structure greater than 700 sq. ft. at 38 Cross Creek Lane, R40 zone and schedule public hearing (recommend public hearing date of May 6, 2019).

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

VOTED: To accept the Noel Carrier application for special permit to construct accessory structure greater than 700 sq. ft. at 38 Cross Creek Lane, R40 zone and schedule public hearing for May 6, 2019.

Eileen & Paul Gombos – 21 Church Street

Accept application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 21 Church Street, R20 zone and schedule public hearing (recommend public hearing date of May 6, 2019).

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

VOTED: To accept the Eileen & Paul Gombos application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 21 Church Street, R20 zone and schedule public hearing for May 6, 2019.

Raymond L. Zacchera – 80 Woodruff Road

Accept application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 80 Woodruff Road, R20 zone and schedule public hearing (recommend public hearing date of May 6, 2019).

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

VOTED: To accept the Raymond L. Zacchera application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 80 Woodruff Road, R20 zone and schedule public hearing for May 6, 2019.

Traci Stefanik – 21 Pinnacle Ridge Road

Accept application for special permit for request for selective clearing, selective timbering and approval of a rep-planting plan within the Ridgeline Protection Zone at 21 Pinnacle Ridge Road, R40 zone and schedule public hearing (recommend public hearing date of May 6, 2019).

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

VOTED: To accept the Traci Stefanik application for special permit for request for selective clearing, selective timbering and approval of a rep-planting plan within the Ridgeline Protection Zone at 21 Pinnacle Ridge Road, R40 zone and schedule public hearing for May 6, 2019.

PUBLIC HEARING

Lois Wadsworth – 107 Main Street

Application for two-lot re-subdivision of 107 Main Street, R20 zone. *Continue to the May 6, 2019 meeting.*

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

VOTED: To continue the public hearing to May 6, 2019.

PLANNER'S REPORT

16 White Oak – Ridgeline Protection Zone

The homeowners are proposing to expand their home 120 sq. ft. adjacent to the home in an existing cleared lawn area. The increase in square footage is a 5% increase in area to the home. The addition will not be visible from below the ridgeline and no trees will be removed.

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

VOTED: To approve the request for expansion of 16 White Oak as submitted in Building Permit Application No. 73665. The Commission agreed this 120 sq. ft. addition created no conflict with the Ridgeline Protection Zone.

MINUTES

March 25, 2019 Meeting Minutes

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

VOTED: To approve the minutes of the March 25, 2019 meeting.

The meeting adjourned at 7:38 p.m.

SJM