

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

May 20, 2019

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson and Alternate Commissioner Ogan and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. Town Council Liaison Charette was also present.

PLEDGE OF ALLEGIANCE (Led by Commissioner Ogan)

Acting Secretary Doeg read the legal notice into the record.

Alternate Commissioner Ogan was appointed to vote on behalf of Commissioner Tucker.

NEW BUSINESS

Sign Lite Inc. – 199 Scott Swamp Road

The applicant was not present, and the matter was tabled until later in the agenda.

Connecticut Signcraft – 345 Colt Highway

The tenant for Space C at 345 Colt Highway, New York Bariatric Group, would like to install two building signs. They are the same style as the existing Nardelli's and Rebel Dog building signs. The proposed sign will be lit with gooseneck lighting. The proposed signs comply with the size requirements of the zoning regulations.

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

VOTED: To approve the Connecticut Signcraft sign application for 345 Colt Highway as presented and on file in the Planning Office.

New Horizons – 1 Bliss Memorial Drive

New Horizons is requesting a one-year extension of the special permit approval granted June 25, 2018 as they continue to move forward with funding and the bid process.

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

VOTED: To grant a one-year extension of the New Horizons special permit approval granted June 25, 2018 as requested in a letter dated May 2, 2019 from Carol A. Fitzgerald, Executive Director, New Horizons, Inc.

Erin McLaughlin – 4 Farmstead Lane

Mr. McLaughlin is seeking approval to replace the existing six-foot fence to the rear of his property, along Scott Swamp Road, with an eight-foot stockade fence. The taller fence will provide additional screening from Scott Swamp Road noise and the CVS business across the

street. Mr. McLaughlin provided photos of the existing fence noting that a row of arborvitae screen most of the fence from Scott Swamp Road. The Commission asked some general clarifying questions about the fence and its location.

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

VOTED: 5 in favor to 1 opposed (Ogan) to approve the Erin McLaughlin fence exception to replace existing six-foot fence with an eight-foot stockade fence for 4 Farmstead Lane, as presented and as on file in the Planning Office.

JBH Holdings Real Estate Subsidiary, CT LLC – 1838 New Britain Avenue

Site plan application for expansion of building and related site improvements for property located at 1838 New Britain Avenue. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the owner and applicant. He briefly reviewed the history of the existing commercial laundry business at this location. Tim Coon, Russo Surveyors & Engineers, presented the site plan and provided a detailed description of the proposed site modifications. The existing building has two curb cuts on New Britain Avenue and the southerly drive is proposed to be relocated to Hyde Road. An approximately 9,932 sq. ft. addition is proposed on the southerly portion of the existing building and will match the architecture of the existing building. Impervious surface behind the building will be removed and the area will be converted to lawn. Mr. Coon reviewed the proposed changes in front of the building regarding parking, vegetated buffers and relocation of the southerly driveway to Hyde Road. Fencing is also proposed along a portion of New Britain Avenue. Mr. Coon stated that although they are still working on the final details he provided a photo of the type of fence they intend to install. Attorney Reeve commented that the owner has met extensively with Mr. & Mrs. McCarthy of 1839 New Britain Avenue and the proposed fencing and arborvitae along a portion of New Britain Avenue shown on the site plan is a result of those meetings. A vegetated buffer of arborvitae is also proposed along the southerly and westerly property lines. The business hours of operation will not change due to the expansion of the business. Mr. Coon indicated the wall pack lighting proposed on the addition will be directed to the parking lot / loading area and that the light will not trespass off of the property. The Commissioners asked for clarification regarding truck turning on site, lighting, the fence and vegetated buffer locations. Mr. Coon reviewed the truck turning movement demonstrated on the plan set and provided additional clarification on the new lighting proposed on the addition. Attorney Reeve commented on the buffer elements added and that it is his understanding that the McCarthy's are satisfied with the proposed buffer.

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

VOTED: To approve the JBH Holdings Real Estate Subsidiary, CT LLC site plan application for expansion of building and related site improvements for property located at 1838 New Britain Avenue as submitted and on file in the Planning Office with the following conditions:

1. Address to the satisfaction of the Engineering Division comments dated May 17, 2019; and
2. Fence detail consistent with the photo provided at the public hearing shall be submitted to the Town Planner for final approval.

David Quisenberry – 70 Mountain Road

Accept application for two-lot subdivision and waiver of private roadway width for 70 Mountain Road and schedule public hearing (recommended public hearing date of June 24, 2019).

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

VOTED: To accept the David Quisenberry application for two-lot subdivision and waiver of private roadway width for 70 Mountain Road, R80 zone.

SIGNLite Inc. – 199 Scott Swamp Road

Mark Detulio, SIGNLite, Inc., presented the non-illuminated wall sign. Painted acrylic letters will be mounted on the aluminum sign cabinet. The Commission asked for confirmation that the sign is non-illuminated. Mr. Detulio responded yes and that there is an existing light fixture above the proposed sign. The proposed sign complies with the size requirements of the zoning regulations.

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

VOTED: To approve the SIGNLite Inc. sign application for 199 Scott Swamp Road as presented and on file in the Planning Office.

PUBLIC HEARING

Lois Wadsworth – 107 Main Street

Application for two-lot re-subdivision of 107 Main Street, R20 zone. Continued from May 6, 2019 meeting. This application has been withdrawn.

Kevin Sweet – 39 Lake Street

Application for special permit to raise six hens at 39 Lake Street, R9LG zone. The sign required for notice was not posted in time. The hearing should be continued to the June 10, 2019 meeting.

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

VOTED: To continue this matter to the June 10, 2019 meeting.

Eileen & Paul Gombos – 21 Church Street

Application for special permit for Accessory Apartment with a living area of 900 sq. ft. at 21 Church Street, R20 zone. Mr. Gombos would like to convert a portion of the first floor of his home to a 900 sq. ft. accessory apartment; he briefly reviewed the two additions to the house approved at the previous meeting. The Commission stated for the record the following reminder: the principal dwelling and accessory apartment shall remain under common ownership; at least one of the dwelling units shall be occupied by the owner of record; and the occupant of the unit that is not the owner of record, shall be related to the owner of the property by blood,

marriage, or adoption or shall be employed by the owner for domestic services. Mr. Gombos understood the regulations and stated the accessory apartment is for he and his wife; and that their son will be purchasing the home for his family.

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

The public hearing closed at 7:36 p.m.

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

VOTED: To approve the Eileen & Paul Gombos special permit application for accessory apartment greater than 650 sq. ft. at 21 Church Street, R20 zone as submitted and on file in the Planning Office.

The Commission would like to also provide the applicant with the following reminders:

1. The principal dwelling and accessory apartment shall remain under common ownership;
2. At least one of the dwelling units shall be occupied by the owner of record; and
3. The occupant the of the unit that is not the owner of record, shall be related to the owner of the property by blood, marriage, or adoption or shall be employed by the owner for domestic services.

Collinsville Savings Society – 188 Main Street

Application for special permit and site plan approval to construct bank branch with associated site improvements at 188 Main Street, B1 zone. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the applicant. Collinsville Savings Society proposes to construct a pad site for a bank branch with drive-thru teller and ATM within the existing parking lot in front of Anytime Fitness. He commented the existing berm and tree line along Route 10 will remain; the amount of impervious surface will decrease nominally; the proposal complies with the requirements of the regulations; the applicant agrees to address engineering comments as a condition of approval; and the sidewalk will be extended along Route 10 to the southerly property line with a new connection into the parking lot. The proposed bank branch is less than 4 percent of the existing buildings and the addition of the business will not worsen the traffic level of service of F for left turns exiting the site. The appropriate application will be filed with the ConnDOT Office of the State Traffic Administration. Gary Roman, President and CEO of Collinsville Savings Society, state they have negotiated a long-term land lease. The bank branch will operate with traditional bank hours and will have three full-time and one part-time employee. This branch is the first Collinsville Savings Society location proposed outside of Canton. Tom Daly, P.E., Milone & MacBroom, reviewed the site plan details for the approximately 2,000 sq. ft. building; showing areas of impervious surface that will become green spaces, drainage improvements proposed and noted no dumpster will be located on site as the cleaning staff takes trash away for deposition off site. Kwesi Brown, P.E., PTOE, Milone & MacBroom, conducted a traffic study/traffic counts and looked at the traffic volume the proposed branch will generate. He has determined that the level of service F for exiting traffic during the peak hours of operation will remain the same. Jason Davis, AIA, QA&M Architecture, presented the bank branch building elevations and floor plan. The exterior building materials; fiber cement cedar siding, stone sill and base, and architectural shingles. Mr. Davis explained the architecture of the building and how it ties into the surrounding area. Next, he showed how they

propose to construct an extended canopy for the drive-thru area to soften the appearance of two rooftop units. They are not proposing ground units. Mr. Davis reviewed the details on site lighting for the building and parking lot provided in the architectural submission. The Commission asked for clarification on parking, lighting as it relates to adjacent residences, traffic and the rooftop units. Tom Daly reviewed the parking table on the cover sheet of the plan set that list the number of spaces on site, the uses on site and that the site is compliant with the zoning regulations. He also provided information regarding how existing delivery trucks maneuver through the site. The Commission would prefer new lighting to be dimmable because of the adjacent residential properties.

James Pogson, 256 Main Street, stated that although he likes the design of the proposed bank branch he was ultimately opposed to the project; citing concern with traffic circulation within the site and the traffic level of service. He did not feel this location was appropriate.

Frank Sanford, 12 Maiden Lane, submitted a letter in support of the proposed application.

Attorney Reeve responded he does not agree with the concern voiced because he did not feel one additional left turn vehicle exiting the site per every six minutes during the Saturday peak hour would have a significant impact to the site.

The public hearing was closed at 8:34 p.m.

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

VOTED: 5 in favor, 1 abstention (Pogson) to approve the Collinsville Savings Society application for special permit and site plan approval to construct bank branch with associated site improvements at 188 Main Street, as presented and on file in the Planning Office with the following conditions:

1. The applicant shall address to the satisfaction of the Engineering Division comments dated May 15, 2019;
2. The hours of operation are to be consistent with the hours presented;
Monday - Friday: 8:00 am – 5:00 pm
Saturday: 8:00 am - 12:00 pm
3. Rooftop units shall be painted in a color to match the building and shall be a matte finish.
4. Outside building lighting shall have dimmers; and
5. Pole lights shall extinguish on same schedule as the rest of the plaza.

Traci Stefanik – 21 Pinnacle Ridge Road

Application for special permit for selective clearing, selective timbering and approval of a replanting plan within the Ridgeline Protection Zone at 21 Pinnacle Ridge Road, R40 zone. Attorney Michael Romano, Romano Parker & Associates, has requested this matter be continued to the June 10, 2019 meeting.

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

VOTED: To continue this matter to the June 10, 2019 meeting.

PLANNER'S REPORT

Mid-Point Development District

Acting Town Planner Rutherford reviewed and discussed the Mid-Point Development District of the POCD and an anticipated related zone text amendment. A floating zone is being crafted, which Bill Warner initiated in Fall 2018, it will be called the Riverfront Floating Zone. The Riverfront Floating Zone will include the limits of the Mid-Point Development District as defined in the POCD as well as other areas with frontage on the Farmington River. This District is an important element of the Town, providing a key linkage to Farmington Center and Unionville Center. The text amendment is evolving, and it is anticipated that an application will be submitted for a public hearing in late June / early July. It will be important to have participation of the full Commission to fully discuss the proposed text amendment. The Commission is asked to read through the Mid-Point Development District section of the POCD. The vision of this District is outlined in the POCD; the zone text amendment is the next step in allowing this vision to be realized. The Town Attorney has been consulted regarding the permitting process for the text amendment. Commissioners that are not present will receive a copy of the recording of tonight's meeting.

MINUTES

May 6, 2019 Meeting Minutes

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

VOTED: To approve the minutes of the May 6, 2019 meeting.

The meeting adjourned at 9:01 p.m.

SJM