

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

June 10, 2019

Present were Chair Brenneman, Commissioners Donald, Grabulis, Pogson and Alternate Commissioner O'Brien, Ogan and Assistant Town Planner. 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 Grabulis read the legal notice into the record.

Alternate Commissioner O'Brien was appointed to vote on behalf of Commissioner Doeg. Alternate Commissioner Ogan was appointed to vote on behalf of Commissioner Tucker.

NEW BUSINESS

304 Main Street LLC – 304 Main Street

Sign application for property located at 304 Main Street. Jay Tran presented the proposed monument sign. They have received complaints that the existing sign is difficult to see making it hard to find their location. Overall height of 73 inches, 1.5-inch aluminum composite panel with .5-inch letters. The overall square footage of the sign is 29.3 sq. ft. Lighting proposed is an LED light bar on top of the sign panel shining light downward onto the sign to replace existing ground lighting. The sign panel will be attached to two sign posts. The Commission asked some clarifying questions and for confirmation that the proposed sign does not exceed the requirements of the zoning regulations. The proposed sign requires a 5/6 vote per the regulations.

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

VOTED: To approve the 304 Main Street LLC sign application for property located at 304 Main Street as presented and on file in the Planning Office with the condition that there be no border around tenant panels.

Project 22 LLC – 10 School Street

Sign application for property located at 10 School Street. Acting Town Planner Rutherford presented the application. The sign application has been reviewed by the Architectural Design Review Committee and the Unionville Historic District Commission. The Project 22 LLC sign is a round composite sign panel that looks like wood hung on a painted aluminum post that looks like wrought iron. The post is six feet tall and the sign panel is 21 inches in diameter. The existing monument sign will be removed. This application also proposes to install the address inside the glass panel on the entrance door. The proposal addresses all comments from the Architectural Design Review Committee and has been approved by the Unionville Historic District Commission. No lighting is proposed.

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

VOTED: To approve the Project 22 LLC sign application for property located at 10 School Street as presented and on file in the Planning Office.

Complexity: A Puzzling Adventure – 2 Eastview Drive

Modification of prior approval to expand use, hours and site plan improvements at 2 Eastview Drive. Michelle Weathers, owner, Complexity, would like to move her existing business to the new space within the building; which was previously designated as warehouse space. She described the business; puzzle room activity. She has been open for three years at this location. The proposal is to move from the second-floor level of the building to the newer addition on the first-floor level to provide better access for customers. Ms. Weathers provided a copy of the proposed layout of the new space for the Commission to review. Building owner, Calvin Hills, presented the site plan improvements related to the request. He discussed the proposed deferred parking and if needed in the future would be constructed. Ms. Weathers stated there will be no increase in the number of customers and is looking to relocate within the same building. There currently is no parking issue at this site. The Commissioners asked clarifying questions regarding emergency access, number of windows on the new addition facing Brickyard Road, what lighting will look like outside the building, illumination for sidewalk; suggested updating plan to show wall packs. Mr. Hills provided responses. Ms. Weathers discussed extending business hours 12p.m.-8p.m. Monday-Thursday 12p.m.-10p.m. Friday with no change to weekend hours for summer hours through the end of August.

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

VOTED: To grant Complexity: A Puzzling Adventure modification of approval to expand use, summer hours and related site improvements at 2 Eastview Drive as presented.

Kaoud Real Estate Development, LLC – Riverfront Floating Zone

Accept application for Amendment to the Farmington Zoning Regulations to add Article II, Section 32. Riverfront Floating Zone and schedule public hearing (recommend hearing date of July 15, 2019).

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

VOTED: To accept the Kaoud Real Estate Development, LLC application for Amendment to the Farmington Zoning Regulations to add Article II, Section 32. Riverfront Floating Zone and schedule public hearing for July 15, 2019.

PUBLIC HEARING

Chair Brenneman explains process of public hearings to the audience.

Kevin Sweet – 39 Lake Street

Application for special permit to raise six hens at 39 Lake Street, R9LG zone. Continued from May 20, 2019. Mr. Sweet would like to construct a 5' x 6' henhouse with fenced area with chicken wire behind his shed to house ten hens instead of the six initially requested. The chicken

waste will be composted. He will be meeting with the Lake Garda Association tomorrow evening. Mr. Sweet mailed 23 certified letters and has only received positive feedback.

No public comment in favor or in opposition of the application.

The public hearing closed at 7:30 p.m.

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

VOTED: To approve the Kevin Sweet application for special permit to raise no more than ten hens at 39 Lake Street, R9LG zone, as presented with the conditions that there be no roosters and after one year the approval will be reviewed for complaints/concerns.

Beth Andrews – 4 Maplewood Road

Application for special permit to raise six hens at 4 Maplewood Road, R20 zone. Ms. Andrews described a 4'x 6' fenced in area off her shed that would contain hens. Part of the shed would be used as a coop. She mailed 14 certified letters and has only received positive feedback. She also would like permission to have 10 hens instead of the initial six requested.

No public comment in favor or in opposition to the application.

The public hearing closed at 7:35 p.m.

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

VOTED: To approve the Beth Andrews application for special permit to raise no more than ten hens at 4 Maplewood Road as presented with the conditions that there be no roosters and after one year the approval will be reviewed for complaints/concerns.

The Metro Realty Group, Ltd. – 97, 101, 103 South Road and 1, 11 Munson Road

Application for change of zone from R40 to MORF zone, site plan approval to medical office building with associated site improvements, demolish five residential structures at 97, 101, 103 South Road and 1, 11 Munson Road, R40 zone. Attorney Christian Hoheb introduced the application noting that they received approval from the Inland Wetlands Commission March 20, 2019. They have been to the Economic Development Commission and received a letter of support from them. An amendment to the MORF zone was sought and granted by the TPZ April 22, 2019. Attorney Hoheb discussed notice of this application and asked that the hearing be held open to the next meeting. Kyle Richards, The Metro Realty Group, Ltd., presented a project overview. Tom Daly, P.E., Milone & MacBroom, presented site plan details. Charlie Nyberg, Associated Architects, presented the proposed architecture of the proposed medical office building. Mark Vertucci, Fuss O'Neill, presented details of the traffic study. Attorney Hoheb summarized by stating the proposed plan is consistent with the Plan of Conservation and Development.

Jennie Garabedian, 13 Farmington Meadow Drive, expressed concern with the proposal.

Josie Boloz, 11 Farmington Meadow Drive, expressed concern with the proposal.

Zyta & Leo Zajackowski, 93 South Road, expressed concern with the proposal.

Colette Nakhoul, 8 Farmington Meadow Drive, expressed concern with the proposal.

Carol Mumford, 89 South Road, expressed concern with the proposal.

Dale Sitaro, 9 Farmington Meadow Drive, expressed concern with the proposal.

Concern expressed by the public mainly were about the aesthetics, traffic, the building height and proximity to the property line.

Commissioners asked about engineering staff comments, alternate building location; and discussed area traffic.

At 8:50 p.m. a motion was made and seconded (Pogson/Ogan) and unanimously

VOTED: To continue the public hearing to June 24, 2019.

Traci Stefanik – 21 Pinnacle Ridge Road

Application for special permit for selective clearing, selective timbering and approval of a re-planting plan within the Ridgeline Protection Zone at 21 Pinnacle Ridge Road, R40 zone. Continued from May 20, 2019. Attorney Michael Romano stated they are seeking approval of the hand-written plan provided at the last meeting. Review of questions from the last meeting; there is no evidence of tree cutting after November 2018, regarding protecting the bank from erosion there has been no stumping and regrowth of the stumps will take place / advanced regeneration. Next, Attorney Romano talked about the proposed five Northern Red Oak, sixteen feet tall. The geometry regarding screening was provided showing three Red Oaks at Elevation 490 and two Red Oaks at Elevation 460. Handouts were provided to discuss the growth pattern of the Red Oak and the line of sight info was presented with perspective similar to previous applications. Bruce Cyr has checked the information provided and agrees with the perspective view and elevations provided. He is concerned however, with tree location and distance from the house. He recommends the trees are located in the lawn at the plateau and that a conservation easement be placed over the area. A couple comments from the Commission were to bring the trees closer to the house and that the stumps be left in place.

No public comment in favor or in opposition to the application.

The public hearing was closed at 9:25 p.m.

The Commission took no action on this matter and will discuss at the next meeting.

PLANNER'S REPORT

No Planner's Report.

MINUTES

May 20, 2019 Meeting Minutes

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

VOTED: To approve the minutes of the May 20, 2019 meeting.

The meeting adjourned at 9:50 p.m.

SJM

DRAFT