

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

June 24, 2019

Present were Chair Brenneman, Commissioners Doeg, Pogson and Alternate Commissioners O'Brien, Ogan and Assistant Town Planner and Clerk. The meeting was called to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

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

Acting Secretary O'Brien read the legal notice into the record.

ELECTION

Elect New Secretary

This matter was tabled until more Commission members are present.

NEW BUSINESS

Bongiovanni Group, Inc. – 72 Spring Lane

Application for construction of a 1,710 sq. ft. addition at 72 Spring Lane. Alan Bongiovanni stated the proposed addition will be located at the northeast corner of the existing building. The additional space will be used to store materials and products related to the business. No parking spaces will be displaced except temporarily during the construction process. The addition itself will be located in an existing grassy area. The existing site coverage is 44.9% and will increase to 45.6%. General clarifying questions regarding drainage, impervious surface increase, whether or not the business use will expand and exterior building elevations of the addition. Mr. Bongiovanni provided a handout of the exterior elevation of the existing building and the addition; the addition exterior material will match the existing masonry exterior.

Upon a motion made and seconded (Doeg/O'Brien) it was unanimously

VOTED: To approve the Bongiovanni Group, Inc. application for construction of a 1,710 sq. ft. addition at 72 Spring Lane as presented and on file in the Planning Office.

The Metro Realty Group, Ltd. – Munson and South Roads

Accept 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 and schedule public hearing.

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

VOTED: To accept the Metro Realty Group, Ltd. 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 and schedule public hearing for July 15, 2019.

Kevin Sisti, Jr. – 64 Pinnacle Road

Accept application for special permit and site plan for clear cutting and landscape plan at 64 Pinnacle Road and schedule public hearing.

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

VOTED: To accept the Kevin Sisti, Jr. application for special permit and site plan for clear cutting and landscape plan at 64 Pinnacle Road and schedule a public hearing for July 29, 2019.

OLD BUSINESS

Traci Stefanik – 21 Pinnacle Ridge Road

Commissioner Doeg stated for the record that he listened to the recording of the June 10, 2019 meeting.

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. The public hearing was closed at the last meeting and as requested by the Commission staff provided a draft resolution to Traci Stefanik's attorney. Attorney Romano submitted comments which were reviewed with the Commission by Acting Town Planner Rutherford. The Commission discussed establishing a planting deadline; limiting the window of time the "by appointment with the owner" can take place; owner should be changed to "owner of record"; amount of appropriate fine reduction with condition full fines to be re-established if conditions of approval are not met.

Upon a motion made and seconded (Doeg/O'Brien) it was unanimously

VOTED: To approve the Traci Stefanik 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 with the following conditions:

The site plan depicts the planting of five Northern Red Oak trees at the rear of the home in the vicinity of the stone wall. The caliper (3 – 3.5 inches) and height (16 ft. +/- to 18 ft.) of the trees are as noted on the plan.

1. The planting location of the trees shall be agreed to with Town staff in the field to ensure that none of the trees are planted on the 2:1 Ridgeline slope. All trees shall be between the edge of lawn and the top of the 2:1 slope.
2. No stumps shall be removed without permission of town staff; all shall be allowed to regenerate.

3. The applicant / owner of record shall walk the property in the fall of 2020, 2021 and 2022 for the purpose of reviewing the health and survivability of the new trees and the regenerating stumps.
4. A Conservation Easement in favor of the Town of Farmington shall be placed on the property encumbering the embankment to the top of the 2:1 slope, including the newly planted trees. The easement document shall follow the standard Town of Farmington format. Conservation Easement markers shall be installed at all angle points, as directed by town staff, along the easement edge and shall be mounted on 4 x4 posts. The applicant/ owner of record shall install the posts. The town will provide the markers.
5. The owner of record shall allow Town staff on the property for the purpose of satisfying condition 1 and 3 by appointment with the owner of record. The owner of record shall agree to appointment within one week of request by the Town.
6. The planting of the new trees, installation of the Conservation Easement markers, and the recording of the easement on the Town of Farmington Land Records shall be completed by November 15, 2019. The Commission agrees to reduce fines to \$5,000.00 if these conditions of this approval are met.

If the conditions of this approval are not met, the full fine will be reinstated, and a new zoning enforcement process will begin.

PUBLIC HEARING

Chair Brenneman explains process of public hearings to the audience.

David Quisenberry – 70 Mountain Road

Application for two-lot subdivision and waiver of private roadway width for 70 Mountain Road, R80 zone. The letter dated June 19, 2019 received from Benjamin Minard and Anna Swinbourne in support of this application was read into the record. Mr. Quisenberry provided a history of the site and his previous applications. The current plan for a two-lot subdivision proposes a private road with a width of 12 feet. The entrance off Mountain Road for 62 and 70 Mountain Road has been redesigned for safer access. In addition, the private road modification will correct two small encroachments on adjacent property. He had finalized an agreement regarding the right of way with his neighbors. Mr. Quisenberry stated he is seeking a reduction of the private road width to 12 feet to keep the driveway appearance and impact the same as the existing driveway; there is enough room to comply with the required 18-foot width, but the existing driveway is tree lined and the 12-foot width would not require removal of trees. The Inland Wetlands Commission reviewed his application and voted to approve the driveway as submitted in this plan at their January 9, 2019 meeting. The Commission asked for confirmation/clarification that emergency vehicles can access the site and that two vehicles could pass each other on the private roadway. Mr. Quisenberry responded yes to both.

Benjamin Minard, 62 Mountain Road, spoke in favor of the application and that the proposed private road width is a result of an agreement with Mr. Quisenberry.

David Velasco, 6 Reservoir Road, said he would prefer 70 Mountain Road remain one parcel instead of two.

The public hearing closed at 8:32 p.m.

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

VOTED: To approve the David Quisenberry application for two-lot subdivision and waiver of private roadway width for 70 Mountain Road, R80 zone as presented and on file in the Plan Department with the condition that a note be added to the recorded subdivision plan that the private road is no wider than twelve feet wide.

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. This application was withdrawn.

PLANNER'S REPORT

Polish Care Services – 250 / 254 Main Street

Acting Town Planner Rutherford stated Polish Care Services is the new owner of 254 Main Street – the former Stylish Impressions building. They will use the first floor of the building for general office use related to their cleaning and elder care business. Use of the second floor has not been determined at this time. It was the consensus of the Commission that this change did not require further action by the TPZ.

Carrier Learning Center – 740 Plainville Avenue

Acting Town Planner Rutherford stated that a building permit has been submitted to finish the basement of the learning center. The owner has submitted that the use of the finished basement space is a meeting room and indoor play area for children during inclement weather. Acting Town Planner Rutherford indicated that this was a minor change and suggested that the owner submit a letter for the file indicating that the area will not contain additional classrooms or increase the childcare capacity. The Commission agreed that this change did not require further action by TPZ and agreed having a letter for the file was sufficient.

Ridgeline Protection Zone

Commissioner Pogson commented on how to address assessing property owners that cut the ridgeline without permission in pursuit of a view. After a brief discussion it was determined the Town Council would be the appropriate board to address this issue.

MINUTES

June 10, 2019 Meeting Minutes

The minutes will be voted on at the next meeting.

The meeting adjourned at 8:53 p.m.

SJM