

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

July 15, 2019

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson, St. James and 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**

**ELECTION**

Elect New Secretary

The Chair called for nomination of Secretary. Commissioner Grabulis nominated Commission Doeg as Secretary. No other nominations were made.

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

VOTED: To elect Commissioner Donald Doeg as Secretary of the Town Plan and Zoning Commission.

**NEW BUSINESS**

Raymond Santa – 1 Bridgewater Road

Mr. Santa presented the proposed monument sign for Anthology of Farmington at 1 Bridgewater Road. The one-sided sign will be placed parallel with Farmington Avenue and have an overall height of six feet and overall width of four feet six inches. A LightPrizm, ground lighting bar is proposed below the monument sign. The sign location and size comply with the zoning regulations.

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

VOTED: To approve the Raymond Santa sign application for 1 Bridgewater Road as presented and on file in the Planning Office.

Polish Care Services – 250 Main Street

Polish Care Services would like to install a 36 inch x 67 inch laminated aluminum panel sign on the building. In addition, they would like to a tenant panel sign on the free-standing tenant sign. The proposed signs will replace signs for the former occupant of their space at 250 Main Street. Photos were provided for clarification regarding placement of the proposed signs. No changes to illumination are proposed. The proposed sign panels comply with the zoning regulations.

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

VOTED: To approve the Polish Care Services sign application for property located at 250 Main Street as presented and on file in the Planning Office.

#### Joel Miller – 345 Colt Highway

Oak Barrel Wine & Spirits would like to install a sign panel on both sides of their tenant space at 345 Colt Highway. Propose are two panels; 28” x 110” and 20” x 77”. These panels are consistent with the other previously approved tenant signs on the building. In addition, they provided a rendering of the tenant panel proposed for the monument sign at the site. All signs proposed are the same size and style of the other tenant spaces.

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

VOTED: To approve the Joel Miller sign application to install two building and one tenant panel sign at 345 Colt Highway for Oak Barrel Wine & Spirits as presented and on file in the Planning Office.

#### Michael Hamlin – 1593 Farmington Avenue

##### Sign application

John Prior, Image Works Sign & Graphic Studio, presented the sign request. Proposed building signs were: first, a 24” x 30” composite aluminum double sided projecting sign on the northern side closest to Farmington Avenue; second, 47” x 41” dimensional carved sign with .25” aluminum back panel to be placed on the western side of the building; two 1.6 sq. ft. signs also proposed on the western wall of the building. Lastly, a double-sided flat painted MDO twelve square foot sign panel mounted on two 6 x 6 poles. Photos and drawings were provided for clarification on the proposed style and location of the signs. They may be back in the future for approval of goose neck style lighting.

##### Storage Containers

Mr. Hamlin would like to install six 8’ x 20’ containers on site in the location of former storage containers outside the restaurant. The containers will be used for dry storage and a cooler for the business. The exterior of the containers will be clad to match the building.

##### Rooftop Unit Screening

Mr. Hamlin next provided a handout of proposed screening for the rooftop units. The screening material is aluminum and will have a matte finish. The panels are proposed to be placed around the entire rooftop perimeter.

##### Alternate Bar Structure

Mr. Hamlin provided elevations for an alternate bar structure. The approved structure is wood framed while the alternate provided is a container structure. Again, they would clad the exterior to main the restaurant. Commissioner Pogson asked for clarification regarding the proposed containers and their proximity to the floodway. Mr. Hamlin explained they would use helix anchors for secure the containers.

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

VOTED: To approve the Michael Hamlin sign application, site plan application for installation of storage containers, alternate bar service structure and rooftop screening as presented and on file in the Planning Office.

Gregory Araujo – 244 Scott Swamp Road

Accept application for special permit to raise 19 hens at 244 Scott Swamp Road, R40 zone and schedule public hearing (recommend hearing date of July 29, 2019).

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

VOTED: To accept the Gregory Araujo application for special permit to raise 19 hens at 244 Scott Swamp Road, R40 zone and schedule a public hearing for July 29, 2019.

Patrick Matava – 162 Red Oak Hill Road

Accept application for special permit to construct accessory structure at 162 Red Oak Hill Road, R20 zone and schedule public hearing (recommend hearing date of July 29, 2019).

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

VOTED: To accept the Patrick Matava application for special permit to construct accessory structure at 162 Red Oak Hill Road, R20 zone and schedule public hearing for July 29, 2019.

Calco Construction & Development – 566 Plainville Avenue

Accept application for special permit for blasting at 566 Plainville Avenue for development of Tanbark Trail Extension, R40 zone and schedule public hearing (recommend hearing date of July 29, 2019).

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

VOTED: To accept the Calco Construction & Development application for special permit for blasting at 566 Plainville Avenue for development of Tanbark Trail Extension, R40 zone and schedule public hearing for July 29, 2019.

Old Mill Commons, LLC – 19 Perry Street

Accept application for re-approval of special permit approved November 9, 2015 and November 15, 2017 for development of 268 multifamily dwellings at 19 Perry Street, UC zone and schedule public hearing (recommend hearing date of July 29, 2019).

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

VOTED: To accept the Old Mill Commons, LLC application for re-approval of special permit

approved November 9, 2015 and November 15, 2017 for development of 268 multifamily dwellings at 19 Perry Street, UC zone and schedule public hearing for July 29, 2019.

Veetek Witkowski – 504 Main Street

Accept application for special permit for retail use at 504 Main Street, C1 zone and schedule public hearing (recommend hearing date of September 9, 2019).

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

VOTED: To accept the Veetek Witkowski application for special permit for retail use at 504 Main Street, C1 zone and schedule public hearing for September 9, 2019.

**PUBLIC HEARING**

Chair Brenneman explains process of public hearings to the audience.

Kaoud Real Estate Development, LLC

Application for amendment to the Farmington Zoning Regulations to add Article II, Section 32, Riverfront Floating Zone. This application has been withdrawn.

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. (The public hearing began at 7:32p.m.) Attorney Christian Hoheb, 314 Main Street, introduced the application; stated they obtained approved from the Inland Wetlands Commission March 20, 2019 and approval from this Commission April 22, 2019 for an amendment to the MORF zone regarding building height and coverage. In response to concerns from an abutting neighbor they have modified the location of the building. Kyle Richards, Metro Realty Group, presented the current condition of the five parcels and the proposed site plan. They are seeking to land the MORF zone and construct a three-story medical office building with associated parking, drainage and landscaping. He stated the plan complies with the requirements of the MORF zone. The new building location increases the distance to the adjacent home from 61 feet to 114 feet. Rebecca Augur, AICP, Milone & MacBroom, spoke about the Southern Health Center Neighborhood Planning Study adopted into the POCD in 2016. Tom Daly, P.E., Milone & MacBroom, presented the details of the proposed site plan; five parcels totally approximately 5.3 acres at the corner of South and Munson Roads. Public water and sanitary sewer available for the proposed medical office building. Mr. Daly spoke to the modified building location, the proposed sidewalk along South Road and Munson Road, the landscape buffer along the western property line, storm water management, parking and site lighting. Charlie Nyberg, Architect with Schadler Selnau Associates, PC, stated they see this site as a gateway to the Medical Office area and that quality building will be in keeping with their other medical office buildings. Mark Vertucci, Sr. Transportation Engineer, Fuss & O'Neill, reviewed in detail his May 1, 2019 Traffic Impact Study and June 27, 2019 Traffic Impact Study Addendum; including traffic impact of all intersections in the area; future Route 6 State project, and an addition of a roundabout at Two Mile Road and South Road in the future.

The Commission asked for clarification regarding storm water retention and whether addition measures could be implemented along the western property line along the rear of the building. Mr. Daly responded he could add a curtain drain along the rear of the building. Mr. Daly was asked for the more information regarding the type of plants proposed for the landscape area; mostly evergreen. Additional discussion ensued regarding hours of operation, lighting, storm water runoff, height of the building and confirmation that all Engineering Comments will be addressed as a condition of approval.

A letter dated July 11, 2019 from Tony Mancini at 35 Two Mile Road in opposition to the application was read into the record.

A letter dated July 11, 2019 from Brian FX Connolly, Economic Development Commission Chair, was submitted for the record in support of this application.

Attorney Frank Pilicy, 235 Main Street Watertown, represents 30 unit owners at Farmington Meadows. He submitted a protest petition for the record. They are opposed to the development of the medical office building and generally to any more development on South Road. If the Commission chooses to approve this application, they are requesting a couple conditions; the dumpster pickup hours are agreed upon with the Town Planner and that a performance bond for drainage and landscaping be imposed. Attorney Pilicy stated their claim is the application does not comply with the POCD.

Josephine Boloz, 11 Farmington Meadow Drive, spoke in opposition to the application; concerned with building height.

Jennie Garabedian, 13 Farmington Meadow Drive, spoke in opposition to the application; drainage concerns.

Colette Nakhoul, 8 Farmington Meadow Drive, spoke in opposition to the application.

James Wilke, 15 Farmington Meadow Drive, spoke in opposition to the application.

Zyta & Leopold Zajaczkowski, 93 South Road, spoke in opposition to the application; expressing concern with traffic, lack of privacy in their back yard, proximity of the building to their property line. They submitted a letter and photos for their record.

Rosa Lee Klaneski, 8 Farmington Meadow Drive, spoke in opposition to the application.

Lynn Foren, 2 Farmington Meadow Drive, spoke in opposition to the application.

Dale Sitaro, 9 Farmington Meadow Drive, spoke in opposition to the application; expressed concern with height of building and the removal of trees.

Mr. Daly responded they will not be removing trees off site.

Attorney Hoheb responded to comments made by Attorney Pilicy.

The public hearing closed at 9:30 p.m.

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

VOTED: 4 in favor to 2 opposed (Pogson, St. James) to approve the Metro Realty Group, Ltd. application for zone change from R40 to MORF, site plan review and the demolition of five existing residential structures at 97 South Road, 101 South Road, 103 South Road, 1 Munson Road and 11 Munson Road as presented and on file in the Planning Office with the following conditions:

1. Dumpster pick up hours shall be agreed upon with the Town Planner;
2. A performance bond for drainage and landscaping be determined by the Town; and
3. A curtain drain shall be installed along the rear wall of the building. (as amended Doeg/Grabulis)

The change of zone becomes effective August 9, 2019.

### **PLANNER'S REPORT**

No Planner's Report.

### **MINUTES**

#### **June 10, 2019 Meeting Minutes**

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

VOTED: 5 in favor to 1 abstention (St. James) to approve the June 10, 2019 Town Plan and Zoning Commission meeting minutes.

#### **June 24, 2019 Meeting Minutes**

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

VOTED: 5 in favor to 1 abstention (St. James) to approve the June 24, 2019 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 10:01 p.m.

*SJM*