

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

March 30, 2015

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Jarvis and Matava and Alternate Commissioners Gurski and Houf and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:01 p.m. Town Council Liaison Peter Mastrobattista was also present.

Secretary Doeg read the legal notice into the record.

Chairman Dunn explained the process of the meeting.

PUBLIC HEARINGS

Martin & Karen Wand – 85 Prattling Pond Road

Special permit application for 4-lot cluster subdivision and related intensive construction activities for property located at 85 Prattling Pond Road, R80 zone. The applicant requested to continue the matter to the April 13, 2015 meeting.

Upon a motion made and seconded (Brenneman/Fraprie) it was unanimously

VOTED: To continue this hearing to April 13, 2015.

Country Club of CT LLC – 373 Meadow Road

Application for 9-lot subdivision located at 373 Meadow Road, R40 zone. The applicant asked that this matter be continued to the April 13, 2015 meeting.

Upon a motion made and seconded (Brenneman/Matava) it was unanimously

VOTED: To continue this hearing to April 13, 2015.

Harvest New England LLC – 222 Colt Highway

Harvest New England LLC special permit application for mulch processing operation located at 222 Colt Highway, EE zone. The applicant asked that this matter be tabled to the April 13, 2015 meeting.

Upon a motion made and seconded (Matava/Fraprie) it was unanimously

VOTED: To table this application to the April 13, 2015 meeting.

Lori Brown – 30 New Britain Avenue

Commissioner Matava recused himself from this public hearing. Alternate Commissioner Houf was appointed to vote on Commissioner Matava's behalf.

Special permit application for general office use at 30 New Britain Avenue, UC zone. Ms. Brown stated she represents the owner David Brown. They have a realtor that would like to operate an office in the former J.W. Florist space. Commissioner Doeg asked if the parking requirement will be the same as the florist. Ms. Brown responded the parking need will likely be less than the retail use. Commissioner Brenneman asked about the hours of operation. Ms. Brown said she anticipates the office use to be during normal business hours. There was a brief discussion about the hours of operation and the residential spaces above the proposed office space. Ms. Brown said she would speak to the prospective tenant to discuss their proposed hours of operation. She added they intentionally seek out tenants that have hours that will not conflict with the residential tenants.

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

The hearing closed at 7:10 pm.

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

VOTED: To approve the application for special permit for general office use (real estate office) in the front building at 30 New Britain Avenue with the condition that the hours of operation be limited to 9a.m. to 7p.m. weekdays and 9a.m. to 1p.m. weekends. The Town Planner shall have discretion to change if needed.

Metro Realty Group, LTD – Text Amendment

Text amendment to Article II, Section 28. Medical Office Zone sign regulation. Attorney Christian Hoheb represented the applicant. The proposed text amendment to the MOC Zone deletes the language “and proposed attached” to Section 28.J.1. so the second sentence will now read *Such master plan shall identify existing and detached signs and shall specify locations, mounting, overall size, colors, materials, fonts and lighting.*; deletes the word “front” from Section 28.J.4. so that it now reads *All signs shall be illuminated by exterior lighting*; and adds subsection 5. that reads *Notwithstanding the foregoing, provided a single tenant occupies an entire floor of any building in the MOZ Zone, the total area of all attached signs shall not exceed 300 square feet for the front of the building.* The Commission will continue to review proposed sign applications for the site. Geoff Sager explained he envisions attached signs will look similar to the CCMC sign and they do not anticipate more than three signs on any given building in the complex.

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

The hearing closed at 7:21 pm.

Upon a motion made and seconded (Jarvis/Matava) it was unanimously

VOTED: To approve the application for text amendment to Article II, Section 28. Medical Office Zone sign regulation as requested by Metro Realty Group, LTD and Birdseye Road, LLC.

NEW BUSINESS

DC Development & Construction LLC – 1789, 1803, 1807 New Britain Avenue

Request for extension of time to May 20, 2015 to file mylars for subdivision approved July 28, 2014. There was a brief discussion on how much time can be granted for this approval. This is the final extension of time.

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

VOTED: To approve the extension of time request dated March 17, 2015 from Attorney Robert J. Reeve to record the subdivision mylars to and including May 20, 2015 for subdivision located at 1789, 1803 and 1807 New Britain Avenue.

Brickwalk Shops LLC

Attorney Douglas Pelham, Cohn Birnbaum & Shea, reviewed the circumstances that lead the proposed settlement agreement. After reviewing the proposed agreement and timeline for outstanding issues there was a brief discussion. Changes to Section 1.b.vii. were recommended to add the language *including but not limited to the removal of some of the light posts*.

Upon a motion made and seconded (Brenneman/Fraprie) it was unanimously

VOTED: To authorize the Town Manager to sign the Settlement Agreement and Release between the Town of Farmington, Connecticut and Brickwalk Shops, LLC with the addition of the following language to section 1.b.vii: *including but not limited to the removal of some of the light posts*. The Security for Completion of Work shall be handled as recommended by the Town of Farmington Finance Director.

AJ&S Associates II, LLC – 1 and 3 Farmglen Blvd.

Site plan modification for additional parking and drive aisle. Attorney Robin Pearson, represented the applicant. She stated for the record that the proposal was granted a variance from the Zoning Board of Appeals. Dave Whitney, P.E., reviewed the existing site layout with 502 existing parking spaces. The proposed project proposes to create 33 additional parking spaces increasing the total impervious surface from 32.6% to 34.6%. Mr. Whitney explained the drainage design for the proposed site improvements will direct storm water in the same direction it currently flows. John Stewart, Landscape Architect, CR3, reviewed the proposed planting in detail with a combination of evergreen and deciduous plantings.

Commissioners asked if there were any outstanding staff engineering comments. Town Planner Warner responded the applicant met with staff and he did not believe there were any outstanding engineering concerns. Commissioners asked for clarification on the elevation difference of the proposed parking area and Route 4, if additional lighting was proposed and clarification on storm water purification from the new parking area.

Mary Grace Reed, Director of Facilities, ProHealth Physicians, spoke in favor of the application.

Upon a motion made and seconded (Matava/Brenneman) it was unanimously

VOTED: To approve the application for site plan modification for additional parking and drive aisle as presented in plan set with revision date of March 12, 2015 for 1 and 3 Farmglen Boulevard.

The Gardens LLC – Lot 1 Wakefield Lane Extension

Request for waiver of the Subdivision Regulations Section 2.07 Development of Building Lots for Lot 1 Wakefield Lane. Maura Raeburn explained she and her husband purchased this lot from the developer Gardens LLC. They understand that the Town of Farmington will not issue a Certificate of Occupancy when their new house is completed until the developer has completed the items listed in the letter received by the Plan and Zoning Office on March 30, 2015 from Craig & Maura Raeburn. John Mastrianni, Calco Construction & Development Company, stated they made an error and thought it would be okay to pull a permit to construct the new house because a bond was submitted for the road extension. He expects the road to be paved by June. Chairman Dunn asked for clarification on what the applicant is seeking. Town Planner Warner responded they are only seeking a waiver of the Subdivision Regulations for Lot 1. They cannot obtain any building permits until the road is constructed and the utilities are installed.

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

VOTED: To approve The Gardens, LLC request for waiver of the Subdivision Regulations Section 2.07 Development of Building Lots for Lot 1 Wakefield Lane only.

Chairman Dunn asked for a motion to add ATF Farmington LLC sign application to the agenda.

Upon a motion made and seconded (Fraprie/Jarvis) it was unanimously

VOTED: To add ATF Farmington LLC – 188 Main Street to the agenda.

ATF Farmington LLC – 188 Main Street

Town Planner Warner reviewed the sign application for 188 Main Street. Anytime Fitness proposes two signs on the building totally 102.1 square feet. The linear length of their space is 105.3'. The proposed signs will be halo lit and conform to the size restrictions of the Zoning Regulations.

Upon a motion made and seconded (Fraprie/Matava) it was unanimously

VOTED: To approve the sign application as presented for ATF Farmington LLC located at 188 Main Street.

PLANNER'S REPORT

No Planner's Report.

MINUTES

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

VOTED: To approve the minutes of the March 9, 2015 meeting.

The meeting adjourned at 8:09 p.m.

SJM