

Minutes are considered "Draft" until approved by the Commission. Please contact the Planning and Zoning Office for a copy of final minutes.

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

March 26, 2018

Present were Chair Brenneman, Commissioners Doeg, Donald, Pogson, Tucker, Alternate Commissioners Grabulis, O'Brien and Town Planner and Clerk. Town Council Liaison Charette was also present. Chair Brenneman opened the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Donald.

Alternate Commissioner O'Brien was appointed to vote on behalf of Commissioner Matava.

NEW BUSINESS

Connecticut Consulting Engineers LLC – 2-4 Eastview Drive

Application for site plan approval for a 3,425 sq. ft. warehouse addition to 2-4 Eastview Drive. Jonathan Cocco, Connecticut Consulting Engineers LLC, represented the applicant and owner of the property. He described the site as approximately 3.8 acres and CR zoned. The proposed 3,425 sq. ft. warehouse addition is to the north side of the building and that an existing concrete sidewalk will be extended around the east side of the building to the addition. Five additional employees will be hired once the addition is complete increasing the required parking spaces to nineteen spaces. Forty parking spaces are available in the existing parking lot. Mr. Cocco stated they have addressed staff comments received to date and have no issue addressing any additional comments. The Commission asked for the use of the additional space. John Gabel, Connecticut Consulting Engineers, responded they do not know what tenant will use the space for certain but they believe it is an expansion of warehouse space for the building owner's plumbing business. Town Planner Warner commented his understanding is the space will be used for warehouse space. The Commission asked for confirmation that the exterior of the building will match the existing building. The applicant did not have an elevation of the building façade to present the Commission. The Commission asked if a loading dock will be constructed for the warehouse addition. Mr. Cocco responded there will be a loading area to the rear of the addition.

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

VOTED: To approve the Connecticut Consulting Engineers LLC application for site plan approval for a 3,425 sq. ft. warehouse addition to 2-4 Eastview Drive as presented with the condition that the applicant address to the satisfaction of staff the engineering memorandum dated March 23, 2018.

Artfx – 88 South Main Street

Denise Lyzak, Artfx, represented the property owner. The Liquor Square has relocated to the former Parson's Hardware building and would like to install signs. Signs proposed have been reviewed and approved by the Architectural Design Review Committee. Three proposed signs;

the first sign is proposed to be located on the southern side of the building and is a panel sign approximately 24 ½” by 51” mounted to the lower edge of the overhang. The second sign panel is proposed on the western side of the building and approximately 26” tall by 22’ 2” long. A third sign proposed on the northern side of the building is approximately 45” tall by 120” long with gooseneck lighting. During a brief discussion it was confirmed the proposed signs meet the requirements of the zoning regulations. There was further discussion regarding neon signs and other miscellaneous signs on the exterior of the building.

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

VOTE: To approve the Artfx sign application for Liquor Square located at 88 South Main Street as presented and on file in the Planning Office with the conditions that all neon signs be removed and that these approved signs shall be the only signs on the building.

Sign Source – 366 Colt Highway

The applicant was not present. Town Planner Warner reviewed the application for the Commission stating the applicant proposes to replace existing signs with Connecticut Children’s Medical Center Ophthalmology Farmington signs; one building sign and one tenant panel sign on an existing detached sign. The new signs will be the same size as existing signs.

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

VOTED: To approve the Sign Source sign application for Connecticut Children’s Medical Center Ophthalmology Farmington as submitted and on file in the Planning Office.

Karen Rokosa – 17 Depot Place

Accept special permit application for café business use at 17 Depot Place, Unit C, C1 zone and schedule public hearing.

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

VOTED: To accept the Karen Rokosa application for special permit for café business use at 17 Depot Place, Unit C, C1 zone and schedule a public hearing for April 23, 2018.

QA&M Architecture – 20 Waterside Lane

Accept special permit application for medical office use at 20 Waterside Lane, PR zone and schedule public hearing.

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

VOTED: To accept the QA&M Architecture application for special permit application for medical office use at 20 Waterside Lane, PR zone and scheduled a public hearing for April 23, 2018.

Nicole Falciano – 113 Main Street

Accept special permit application to raise chickens at 113 Main Street, R20 zone and schedule public hearing.

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

VOTED: To accept the Nicole Falciano application for special permit to raise chickens at 113 Main Street, R20 zone and to schedule a public hearing for April 23, 2018.

ZK Builders LLC – 48 and 50 Junior Road

Accept special permit application to construct new houses at 48 and 50 Junior Road in excess of 2,200 sq. ft. in the R12 zone and to schedule a public hearing for April 23, 2018.

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

VOTED: To accept the ZK Builders LLC application for special permit to construct new houses at 48 and 50 Junior Road in excess of 2,200 sq. ft. and to schedule a public hearing for April 23, 2018.

Alan Ciesielski – 1098 Fienemann Road

Accept special permit application to raise chickens at 1098 Fienemann Road, R20 zone.

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

VOTED: To accept the Alan Ciesielski application for special permit to raise chickens at 1098 Fienemann Road, R20 zone and to schedule a public hearing for April 23, 2018.

PUBLIC HEARING

David Quisenberry – 70 Mountain Road

Application for two-lot re-subdivision of 70 Mountain Road, R80 zone. The applicant requested this matter be postponed to the April 23, 2018 meeting.

PLANNER'S REPORT

Architectural Design Review

Town Planner Warner provided a PowerPoint presentation regarding the creation and purpose of Village Districts in Town providing information on the Village Districts Act passed by the Connecticut General Assembly in 1998 allowing zoning commissions to establish village districts. State statute states all applications in village districts have to be reviewed by an architect or architectural firm, landscape architect or planner who is a member of the American Institute of Certified Planners selected and contracted by the Commission and designated as the village district consultant or an architectural review board whose members shall include at least one architect, landscape architect or planner who is a member of the American Institute of Certified Planners. Farmington has created the Unionville Center/Unionville Village District zones and the Farmington

Center/Farmington Village District zones. The Town of Farmington's design review board was called the Unionville Architectural Design Review Committee because the Unionville Village/Unionville Center was created first. All appointments to this Committee are made by the Plan & Zoning Commission. The Commissioners discussed the type of skill(s) the Commission would like to seek when considering appointment of a member to the Committee and possibly renaming the Committee. Further discussion was tabled to a later date.

MINUTES

March 12, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the March 12, 2018 meeting.

The meeting adjourned at 8:22 p.m.

SJM

DRAFT