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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

May 7, 2018

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

PLEDGE OF ALLEGIANCE (Led by Commissioner O'Brien)

Chair Brenneman explained the process of the meeting.

Acting Secretary Doeg read the legal notice into the record.

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

NEW BUSINESS

Carrier Home Builders – Lot 8911 Taine Mountain Road

Request for extension of 180 days to file mylar maps and related documents for subdivision approved at Lot 8911 Taine Mountain Road (Steven Circle).

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

VOTED: To grant the Carrier Home Builders request for extension of 180 days (2-90 day extensions) to file mylar maps and related documents for subdivision approved at Lot 8911 Taine Mountain Road (Steven Circle) as requested.

Wilson Development – Bridgehampton Subdivision

Request for extension of Bridgehampton subdivision approval to April 20, 2020.

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

VOTED: To grant the Wilson Development request for extension of the Bridgehampton subdivision approval to April 20, 2020 as requested.

Town of Farmington – Article II, Sections 21A and 29A

Accept application for Zoning Regulation text amendment to amend - ARTICLE I. PURPOSE AND INTENT Section 9 Definitions, Article II. Section 29A. FARMINGTON VILLAGE DISTRICT ZONE (FV) Article II. Section 21A. UNIONVILLE VILLAGE DISTRICT ZONE (UV) and schedule public hearing (*recommend public hearing for June 11, 2018*).

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

VOTED: To accept the Town of Farmington application for Zoning Regulation text amendment to amend - ARTICLE I. PURPOSE AND INTENT Section 9 Definitions, Article II. Section 29A. FARMINGTON VILLAGE DISTRICT ZONE (FV) Article II. Section 21A. UNIONVILLE VILLAGE DISTRICT ZONE (UV) and schedule public hearing for June 11, 2018.

Town of Farmington – Article 1, Section 2a and Article II, Section 14.B.15

Accept application for Zoning Regulation text amendment to delete -Article II Section 14 B # 15 Medical Marijuana and to amend Article I. Purpose and Intent Section 2a. PROHIBITED USES to add any form of marijuana and schedule public hearing (*recommend public hearing for June 11, 2018*).

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

VOTED: To accept the Town of Farmington application for Zoning Regulation text amendment to delete -Article II Section 14 B # 15 Medical Marijuana and to amend Article I. Purpose and Intent Section 2a. PROHIBITED USES to add any form of marijuana and schedule public hearing for June 11, 2018.

PUBLIC HEARING

David Quisenberry – 70 Mountain Road

Application for special permit to create additional interior lot at 70 Mountain Road, R80 zone. This application was tabled to the May 21, 2018 meeting.

Alan Ciesielski – 1098 Fienemann Road

Special permit application to raise chickens at 1098 Fienemann Road, R20 zone. This application has been withdrawn.

Kyle Cannon – 240 South Road

Application for special permit to raise poultry at 240 South Road, R20 zone. Mr. Cannon presented his request stating his property is approximately one half acre with a fenced in rear yard. The chicken will be housed in a coop in the back yard with a run enclosure. Waste will be used in their compost for the garden. He is seeking approval to have the maximum number of chickens allowed by the regulations. Mr. Cannon submitted a letter from his closest neighbor Peter Setlow, 2 Orchard Road, in favor of the application. A couple other neighbors had questions regarding waste and attracting wildlife. The Commission discussed typical conditions of approval they place on this type of application. Mr. Cannon had no objection.

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

The public hearing closed at 7:14p.m.

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

VOTED: To approve the Kyle Cannon application for special permit to raise poultry at 240 South Road, R20 zone as submitted and on file in the Planning Office with the following conditions:

1. There shall be no rooster;
2. There shall be no more than 10 hens at any one time during the first year and they shall be suitably confined; and
3. The special permit shall be reviewed in one year and at that time the Commission will review any complaints concerning this use and can choose to revoke the special permit or make it permanent.

Jackeline Quesada – 242 Scott Swamp Road

Application for special permit to raise hens at 242 Scott Swamp Road, R40 zone. Ms. Quesada presented her request to install a chicken coop in her back yard and raise chickens starting with five for eggs and five for food. The hen will be enclosed and their waste will be used in her gardens. The Commission discussed the same conditions of approval discussed with the previous applicant. The commission also suggested having a private, clean area so that the slaughter of chickens she raises for food won't attract wildlife.

Cynthia Jones, 240 Scott Swamp Road, asked for clarification on the proposed location of the coop and the size of the coop that will be installed. Ms. Quesada reviewed detailed submitted with her application and told Ms. Jones that she would work with her on the location. Ms. Jones stated she was not crazy about the proposed location.

The public hearing closed at 7:25 p.m.

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

VOTED: To approve the Jackeline Quesada application for special permit to raise hens at 242 Scott Swamp Road, R40 zone as submitted and on file in the Planning Office with the following conditions:

1. There shall be no rooster;
2. There shall be no more than 10 hens at any one time during the first year and they shall be suitably confined;
3. The coop location shall be in the location agreed upon with the neighbor at 240 Scott Swamp Road; and
4. The special permit shall be reviewed in one year and at that time the Commission will review any complaints concerning this use and can choose to revoke the special permit or make it permanent.

Two Mile Road Realty Associates LLC – 8 Two Mile Road

Special permit application for medical office use at 8 Two Mile Road, BR zone. Mark Greenberg, Two Mile Road Realty Associates LLC, stated they have found a medical use tenant (Pinnacle Men's Health) that would like to occupy up to 7,300 sq. ft. of the building. The parking available and proposed was reviewed and Mr. Greenberg stated there was sufficient parking for the uses of the building. The Commission asked for confirmation that the proposed use is a typical medical office and not for medical procedures. Mr. Greenberg confirmed it was a

traditional medical office use proposed. There was a brief discussion regarding hours of operation and parking lot lighting. Mr. Greenberg believed the hours of operation were standard office hours. He commented the parking lot lighting are on timers and they have not received complaints to date. No outdoor use was proposed.

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

The public hearing closed at 7:31 p.m.

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

VOTED: To approve the Two Mile Road Realty Associates LLC application for special permit application for medical office use at 8 Two Mile Road, BR zone as submitted and on file in the Planning Office with the following conditions:

1. There shall be no outdoor activity; and
2. The hours of operation are limited to 7 a.m. to 9 p.m. Monday through Saturday.

The applicant may come before the Commission to seek a modification to the set hours of operation if needed.

PLANNER'S REPORT

Town Planner Warner provided updates on various projects throughout Town for the Commission.

MINUTES

April 23, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the April 23, 2018 meeting.

The meeting adjourned at 7:48 p.m.

SJM