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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

May 21, 2018

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

PLEDGE OF ALLEGIANCE (Led by Commissioner Pogson)

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

NEW BUSINESS

Fore Group Inc. – Olcott Way

Request for extension of subdivision approval for Sunset Springs at Olcott Way.

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

VOTED: To grant Fore Group Inc. a one year extension of subdivision approval of Sunset Springs at Olcott Way.

The Metro Realty Group Ltd. – Lot 8859 and 55 South Road

Request for extension zone change and site plan approval for medical office use at Lot 8859 and 55 South Road as requested in letter dated May 14, 2018.

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

VOTED: To grant The Metro Realty Group Ltd. a one year extension of zone change and site plan approvals for medical office use at Lot 8859 and 55 South Road as requested.

Brian Lyman – 37 Mill Street

Site plan application for riverfront patio, pavilion and tent area at 37 Mill Street. Mr. Lyman proposes to construct a riverfront patio area to be operated by the Cure Restaurant. A pavilion and tent will also be installed as well as waste receptacles. The Commissioners asked for clarification on available parking, the tent use and noise. Mr. Lyman and a representative from the restaurant provided parking details. In response to the proposed tent Mr. Lyman commented the tent was previously approved by the Commission but the proposed location has been modified. The tent will also be one color and not have advertising on it; handouts were provided for further detail. In response to clarification regarding music a representative from Cure responded they will not have live music outside, only low piped in music. Hours of operation will be similar to the restaurant hours. There was a brief discussion regarding lighting. The Commission recommended submitting a lighting plan for review by the Architectural Design Review Committee and the Commission.

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

VOTED: To approve the site plan application for riverfront patio, pavilion and tent area at 37 Mill Street as presented and on file in the Planning Office with the following conditions:

1. Tent shall be as submitted shall be taken down at the end of the season and shall be one color with no advertising;
2. Music shall be piped in at low volume, live outdoor music is prohibited;
3. Hours of operation shall be similar to the restaurant; and
4. Applicant shall come back with lighting plan.

Avdulla Zhuta – 1835 Farmington Avenue

Site plan application for outdoor dining area at 1835 Farmington Avenue. This matter is tabled to the June 11, 2018 meeting.

Trumpf Inc. – 1-3 Johnson Avenue

Site plan application to construct parking lot, associates drainage, dumpster enclosure building and install deferred parking at 1- 3 Johnson Avenue. This matter was tabled to the June 11, 2018 meeting.

New Horizons Inc. – 1 Bliss Memorial Road (a.k.a. 37 Bliss Memorial Road)

Accept application for special permit modification and site plan approval for sidewalk and pavement renovations, construction of 22 unit congregate housing building with new fire lane, associated parking, storm drainage and lighting at 1 Bliss Memorial Road (a.k.a. 37 Bliss Memorial Road) and schedule public hearing (recommend public hearing for June 11, 2018).

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

VOTED: To accept the New Horizons Inc. application for special permit modification and site plan approval for sidewalk and pavement renovations, construction of 22 unit congregate housing building with new fire lane, associated parking, storm drainage and lighting at 1 Bliss Memorial Road (a.k.a. 37 Bliss Memorial Road) and schedule public hearing for June 11, 2018.

Town Planner Warner commented that the public hearing will be held at the Farmington Senior Center to accommodate residents of New Horizons that would like to attend the hearing.

MJD Builders LLC – 19 Lincoln Street

Application for special permit to finish space above garage increasing the finished living area to more than 1,600 sq. ft. at 19 Lincoln Street, R9 LG zone and schedule public hearing (recommend public hearing for June 11, 2018).

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

VOTED: To accept the MJD Builders LLC application for special permit to finish space above garage increasing the finished living area to more than 1,600 sq. ft. at 19 Lincoln Street, R9 LG zone 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. The applicant has withdrawn the applications for special permit and subdivision.

PLANNER'S REPORT

Town Planner Warner is preparing a memo for the Commission about on-going projects in Town. A brief update followed of projects throughout Town.

MINUTES

May 7, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the May 7, 2018 meeting.

The meeting adjourned at 7:50 p.m.

SJM