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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

July 16, 2018

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson, Tucker Alternate Commissioner Ogan and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:01 p.m. Town Council Liaison Charette was also present.

PLEDGE OF ALLEGIANCE (Led by Commissioner Tucker)

NEW BUSINESS

Karen Rokosa – Lot 8659 Plainville Avenue

Ms. Rokosa presented her request to install a 12" x 60" sign panel on the existing ladder sign at the entrance of Depot Place. The panel will be the same material and size as existing tenant signs. The property owner has agreed to the addition of Ms. Rokosa's panel and copy of the letter is part of the record. No lighting is proposed.

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

VOTED: To approve the Karen Rokosa sign application for property located at Lot 8659 Plainville Avenue as submitted and on file in the Planning Office.

Agnoli Sign Co. – 1799 Farmington Avenue

Stop & Shop is rebranding and would like to replace existing signs on the building with halo lit channel letters and logo; update color band and lettering along the face of the building; new sign panel on pylon sign and update sign/logo on Peapod pick-up bins. The Architectural Design Review Committee has reviewed the proposal and the applicant has addressed all comments. The Commission discussed halo lighting for the proposed building sign and expressed concern that the new sign lighting level remain as low as existing lighting. Town Planner Warner recommends the Commission place a condition on an approval that the lighting intensity not change.

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

VOTED: To approve the Agnoli Sign Co. sign application for property located at 1799 Farmington Avenue as submitted and on file in the Planning Office with the condition that the intensity/brightness of the new halo lit building sign remain as low as the existing halo lit building sign.

Birdseye Road LLC – 10 Birdseye Road

Sign application for property located at 10 Birdseye Road. Kyle Richards, Metro Realty Group, presented the proposed exterior signs; two signs will not be illuminated; one sign on the southwest side of the building they are proposing external illumination. The light bar was described as a sleek, LED strip light fixture that will be hung over the top of the sign. There was some discussion regarding the brightness of the LED light and the applicant was asked to work

with staff regarding the brightness if there is an issue in the future. The Commission also asked for confirmation on the time lighting is shut off in the evening. Geoff Sager, Metro Realty Group, responded he believes the tenant would be agreeable with a time of midnight.

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

VOTED: To approve the Birdseye Road LLC sign application for 10 Birdseye Road as presented and on file in the Planning Office with the following conditions:

1. The proposed sign lighting shall be dimmable; and
2. Lighting shall shut off at midnight.

Michael Hamlin – 1593 and Lot 8230 Farmington Avenue

Site plan application for clearing, grading, vegetation removal, paving and other site improvements at 1593 and Lot 8230 Farmington Avenue. Phil Barlow, To Design LLC, presented the proposed project to renovate the site and building. The parking area will be reconfigured and they seek deferment of 25 percent of the required parking spaces. They reviewed plans to redo the outdoor dining and bar area, install a gazebo and a permanent food truck. Mr. Barlow discussed existing and proposed storm water treatment. The application is still with the Inland Wetlands Commission for consideration. The Commission asked for clarification regarding storm water treatment; proposed planting/landscaping plans commenting all plantings should be native species; confirmation there is sufficient room on site for deferred parking; food truck location and signage noting it will need to be screened so it does not appear to be a mobile food truck; outdoor dining surface; if there will be outdoor music; and accessibility to the building and outdoor dining area. The Commission asked that the applicant bring elevations to the next meeting for their review, specific information regarding outdoor speakers for music, detail plans on how the food truck will be screened so it does not appear to be a mobile food truck and landscape plan that includes more native species. Further discussion is tabled until the July 30, 2018 meeting.

Siebar Farmington LLC – 10-50 Stanford Drive

Accept application for special permit for medical office use and waiver of parking requirement at 10-50 Stanford Drive, PR zone and schedule public hearing.

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

VOTED To accept the Siebar Farmington LLC application for special permit for medical office use and waiver of parking requirement at 10-50 Stanford Drive, PR zone and schedule the public hearing for July 30, 2018.

PLANNER'S REPORT

No Planner's Report.

MINUTES

June 25, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the June 25, 2018 meeting.

The meeting adjourned at 7:50 p.m.

SJM

DRAFT