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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

July 30, 2018

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

PLEDGE OF ALLEGIANCE (Led by Commissioner Doeg)

NEW BUSINESS

Big Sky Fitness – 94 Brickyard Road

Joe Millet, Big Sky Fitness, presented his application for a 13' x 16' building sign and detached sign to replace an existing sign. Ground lighting will be used on the proposed signs. Town Planner Warner confirmed the proposed size of the signs meet the zoning regulation requirements.

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

VOTED: To approve the Big Sky Fitness sign application as submitted and on file in the Planning Office.

Ken Lambert PE, Inc. – 500 South Road

Mr. Lambert presented the proposed Texas de Brazil sign. The sign will not be internally illuminated and will be located in the same location as the former AT&T sign. He may use existing gooseneck light fixtures and will work with staff on the final details. The Commissioners asked some clarifying questions.

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

VOTED: To approve the Ken Lambert PE, Inc. sign application as submitted and on file in the Planning Office with the condition that the lights have a dimmer and that the applicant work with Town staff on final lighting details.

Michael Hamlin – 1593 and Lot 8230 Farmington Avenue

Site plan review of proposed site improvements at 1593 Farmington Avenue. This matter is tabled.

Tinasha Amunugama – 1055 Farmington Avenue

Site plan review of proposed daycare facility at 1055 Farmington Avenue. Ms. Amunugama is seeking a larger space for her Montessori day care facility. 1055 Farmington Avenue has previously been approved for this use but does not have a safe play area outside. She handed out photos for clarification. The Commissioners asked for clarification regarding outdoor lighting, fencing and amplification.

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

VOTED: To approve the Tinasha Amunugama site plan application of daycare facility outdoor play area at 1055 Farmington Avenue as submitted and on file in the Planning Office.

Safari Energy – 500 South Road

Site plan application to install solar canopy structure at Westfarms Mall, 500 South Road. Brendan Canavan, Safari Energy, stated this project will be submitted to the Citing Council due to the size of the project but that he would like feedback from the Commission prior to submission to the Citing Council. The project proposes installation and operation of a solar energy system including solar parking canopies located on existing paved areas and some rooftop panels. Commissioners asked clarifying questions.

Town of Farmington Plan & Zoning Commission

Accept application for text amendment to the Zoning Regulations, Section 7 Signs, Subsections I Illumination and K Prohibited Signs & Article II, Section 28 MOC Zone Subsection J. Signs and schedule public hearing.

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

VOTED: To accept the application for text amendment to the Zoning Regulations, Article IV, Section 7 Signs, Subsections I Illumination and K Prohibited Signs & Article II, Section 28 MOC Zone Subsection J. Signs and schedule public hearing for September 12, 2018.

Town of Farmington Plan & Zoning Commission

Accept application for text amendment to the Zoning Regulations, Article V Section 4 Zoning Board of Appeals Subsection B Procedure and schedule public hearing.

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

VOTED: To accept the application for text amendment to the Zoning Regulations, Article V Section 4 Zoning Board of Appeals Subsection B Procedure and schedule public hearing for September 12, 2018.

Town of Farmington Plan & Zoning Commission

Accept application for text amendment to the Subdivision Regulations, Section 2.5.1 Hearing and schedule public hearing.

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

VOTED: To accept the application for text amendment to the Subdivision Regulations, Section 2.5.1 Hearing and schedule public hearing for September 12, 2018.

PUBLIC HEARING

Siebar Farmington LLC – 10-50 Stanford Drive

Special permit for medical office use and waiver of parking requirement at 10-50 Stanford Drive, PR zone. Attorney Lewis Wise, Esq., Rogin Nassau, presented the request. The existing space is currently zoned PR and is occupied by general office tenants. Approximately 3,100 to 3,200 sq. ft. of existing space the owner would like to convert to medical office use. With the change in use the requirement for parking would be slightly more than existing. No physical changes will be made to the existing site. The Commission asked for additional information regarding parking availability.

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

The hearing closed at 7:50 p.m.

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

VOTED To approve the Siebar Farmington LLC application for special permit for medical office use and waiver of parking requirement (25% deferral) at 10-50 Stanford Drive, PR zone as submitted and on file in the Planning Office.

PLANNER'S REPORT

Updated Projects in Progress report provided to and discussed with the Commission.

MINUTES

July 16, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the July 16, 2018 meeting.

The meeting adjourned at 8:10 p.m.

SJM