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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

September 12, 2018

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson, Tucker and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:01 p.m.

PLEDGE OF ALLEGIANCE (Led by Commissioner Grabulis)

Secretary Tucker read the legal notice into the record.

NEW BUSINESS

Michael Hamlin – 1593 Farmington Avenue

Site plan application of proposed site improvements at 1593 Farmington Avenue. Jon Tunsy, PLA, To Design, LLC, presented changes to the site plan since the last meeting. Per a request of the Inland Wetlands Commission the patio area, including gazebo, outdoor dining and bar area were moved outside the floodway area. Mr. Tunsy reviewed parking lot and general site improvements. An architectural narrative written by Julia Leeming, AIA, was submitted to the Commissioners and summarized by Mr. Tunsy. Commissioners asked for clarification regarding screening of the food truck; sound level of outdoor music; plantings along the ramp and photometric plan. Mr. Tunsy reviewed the location of the food truck and proposed planted screening. Regarding outdoor music there will likely be a number of small speakers set at low volumes at the patio area. They are amenable to staff checking for acceptable volume levels. Mr. Tunsy provided planting plan details regarding the ramp showing the shrubs proposed are low growing and will not impact visibility for the ramp/handicap parking area. Clarification of the photometric at the entrance to the site is one light post that they can look at to make sure it does not impact Route 4 traffic. Town Planner Warner reminded the applicant that they will need to come back to the Commission for approval of any signs. The Commission discussed the proximity of the ramp and the property line/roadway and felt it would be appropriate safety measure to extend the existing stone wall along the ramp.

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

VOTED: To approve the Michael Hamlin site plan application of proposed site improvements at 1593 Farmington Avenue as presented and on file in the Planning Office with the following conditions:

1. The applicant must address to the satisfaction of engineering staff all engineering comments in the September 5, 2018 memorandum;
2. Multiple small speakers with low volume shall be used for outdoor music with verification from the Town Planner to confirm acceptable volumes;
3. The stone wall shall be extended along the ramp.

230 Farmington Avenue LLC – 220 and 230 Farmington Avenue

Withdrawn September 12, 2018 – application for subdivision, change of zone from BR to Special Innovation Floating Zone and site plan approval for mixed use development at 220 and 230 Farmington Avenue.

Calco Construction & Development – 566 Plainville Avenue

Accept application for 15-lot cluster subdivision at 566 Plainville Avenue, R40 zone and schedule public hearing (recommend hearing date of September 24, 2018).

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

VOTED: To accept the Calco Construction & Development application for 15-lot cluster subdivision at 566 Plainville Avenue, R40 zone and schedule the public hearing for September 24, 2018.

Town of Farmington Plan & Zoning Commission

Accept application for text amendment to the Zoning Regulations, Article IV Special Regulations, Section 12. Special Permits, Site Plans, Intent and Application Requirements subsection C. Procedures and schedule public hearing (recommend hearing date of September 24, 2018).

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

VOTED: To accept the application for text amendment to the Zoning Regulations, Article IV Special Regulations, Section 12. Special Permits, Site Plans, Intent and Application Requirements subsection C. Procedures and schedule the public hearing for September 24, 2018.

PUBLIC HEARING

Town of Farmington Plan & Zoning Commission

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. Town Planner Warner reviewed the proposed text amendment.

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

The public hearing closed at 7:30 p.m.

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

VOTED: To approve 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 as drafted and on file in the Planning Office.

Town of Farmington Plan & Zoning Commission

Application for text amendment to the Zoning Regulations, Article V Section 4 Zoning Board of Appeals Subsection B Procedure.

Application for text amendment to the Subdivision Regulations, Section 2.5.1 Hearing.

Town Planner Warner reviewed the proposed text amendments explaining this will provide notice consistency amongst the various Commissions regarding public hearing matters.

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

VOTED: To merge this application with the proposed amendment to the Subdivision Regulations.

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

The public hearing closed at 7:34 p.m.

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

VOTED: To approve the application for text amendment to the Subdivision Regulations, Section 2.5.1 Hearing and the application for text amendment to the Zoning Regulations, Article V Section 4 Zoning Board of Appeals Subsection B Procedure as drafted and on file in the Planning Office.

PLANNER'S REPORT

Town Planner Warner provided an Updated Projects in Progress report and discussed with the Commission.

Town Planner Warner suggested a letter be drafted and posted seeking letters of interest and resumes for consideration to fill vacancies on the Architectural Design Review Committee. He will work with the Chair on the letter.

General discussion regarding correspondence received commenting the Commission doesn't have an open public comment forum on its agenda. The Commissioners discussed and agreed the Commission considers land use applications and applications that require a public hearing provide an opportunity for public comment where residents can voice concerns and make comment related to the proposed project.

MINUTES

July 30, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the July 30, 2018 meeting.

The meeting adjourned at 8:02 p.m.

SJM