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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

September 24, 2018

Present were Chair Brenneman, Commissioners Donald, Grabulis, Pogson, Alternate Commissioners O'Brien and Ogan and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE (Led by Commissioner Pogson)

Acting Secretary Grabulis read the legal notice into the record.

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

NEW BUSINESS

369 Ivy Drive

Extension of approval for special permit to raise poultry. There have been complaints from the neighbor about chickens in the neighbor's yard. The Commission reviewed photos. The property owner was present and stated the chickens have been relocated off site and before they have more chickens they will make sure they build a better coop to contain them. The Commission did not express concern with the resolution of the complaint.

One Mill Lane LLC – 1 Mill Lane

Dr. F. Richard Cunningham, One Mill Lane LLC, presented the request to install a 42" x 60" two-sided sign. He submitted sign designs with black border and blue border around each tenant panel. The panel will be held between two posts. The top of the sign identifying the address of the building is proposed as black with gold lettering. Dr. Cunningham was agreeable to color recommendations/suggestions. The gold balls at the top of the posts have been changed to squared post tops. Town Planner Warner provided photos of other signs on Main Street. No lighting is proposed. There was some discussion regarding the number of tenants in the building, the proposed location and comments regarding color and readability. Dr. Cunningham prefers a black and white sign commenting it looks more traditional. The building has room for up to six tenants.

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

VOTED: To approve the One Mill Lane LLC sign application for 1 Mill Lane with the following conditions:

1. The gold balls on top of the sign posts shall be removed;
2. The grid lines between the tenant panel shall be removed from the sign face; and
3. The outline boarder on the sign face can remain in place.

RetroFit Signs & Lighting – 62 Farmington Avenue

Town Planner Warner described the sign application for Central Wheel. Two 22.33 sq. ft. building signs are proposed; one on the southwest elevation and the other on the southeast elevation of the building. No lighting is proposed.

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

VOTED: To approve the RetroFit Signs & Lighting sign application for 62 Farmington Avenue as submitted and on file in the Planning Office.

Dunning Sand & Gravel – 105 Brickyard Road

Site plan application for office addition, installation of truck washing station, fueling at 105 Brickyard Road, EE zone. Steve Bednaz, Dunning Sand & Gravel, submitted a letter from Winding Trails regarding water quality of Dunning Lake. Bill Aston, Buck & Buck, described the site and proposed installation of two double wall oil storage tanks and spill kit. A hoop house will be installed over the tanks. A small addition to the rear of the office building will not be visible from the road. A hoop structure will be installed for a truck washing station and will be located more than 200 feet from Dunning Lake. A letter from Connecticut Water Company dated September 11, 2018 regarding the project is part of the record. Responses to the letter were submitted for the record. There was a brief discussion for clarification of the proposed tanks and prevention of spills.

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

VOTED: To approve the Dunning Sand & Gravel site plan application for office addition, installation of truck washing station, fueling at 105 Brickyard Road, EE zone as submitted and on file in the Planning Office.

142B Brickyard Road Realty, LLC – Lot 3G Brickyard Road

Accept application for special permit and site plan approval for 6,400 sq. ft. storage building and outdoor vehicle storage at Lot 3G Brickyard Road (adjacent to 156 Brickyard Road), CR zone and schedule public hearing (recommend hearing date of October 10, 2018).

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

VOTED: To accept the 142B Brickyard Road Realty, LLC application for special permit and site plan approval for 6,400 sq. ft. storage building and outdoor vehicle storage at Lot 3G Brickyard Road (adjacent to 156 Brickyard Road), CR zone and schedule public hearing for October 10, 2018.

Brian Hileman – 8 Judson Lane

Accept application for special permit to construct accessory structure in excess of 700 sq. ft. at 8 Judson Lane, R40 zone and schedule public hearing (recommend hearing date of October 10, 2018).

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

VOTED: To accept Brian Hileman application for special permit to construct accessory structure in excess of 700 sq. ft. at 8 Judson Lane, R40 zone and schedule public hearing for October 10, 2018.

Denis Norton – 31 Diamond Glen Road

Accept application for special permit to install accessory structure greater than 700 sq. ft. within Ridgeline Protection setback and clearing and restoration at 31 Diamond Glen Road, R20/R80 zones and schedule public hearing (recommend hearing date of October 10, 2018).

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

VOTED: To accept the Denis Norton application for special permit to install accessory structure greater than 700 sq. ft. within Ridgeline Protection setback and clearing and restoration at 31 Diamond Glen Road, R20/R80 zones and schedule public hearing for October 10, 2018.

C. Nancy Culos – 92 Woodpond Road

Accept application for special permit for accessory apartment addition greater than 650 sq. ft., expanded home greater than 3,200 sq. ft. and greater than 30% of existing finished living area at 92 Woodpond Road, R20 zone and schedule public hearing (recommend hearing date of October 10, 2018).

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

VOTED: To accept the C. Nancy Culos application for special permit for accessory apartment addition greater than 650 sq. ft., expanded home greater than 3,200 sq. ft. and greater than 30% of existing finished living area at 92 Woodpond Road, R20 zone and schedule public hearing for October 10, 2018.

PUBLIC HEARING

Calco Construction & Development – 566 Plainville Avenue

Application for 15-lot cluster subdivision at 566 Plainville Avenue, R40 zone. Michael Lambert, Project Manager, Harry E. Cole & Son, described the 21 acre site with existing access off Plainville Avenue. The proposed 15-lot cluster subdivision is proposed as an extension of Tanbark Trail. The existing Plainville Avenue access will be closed. Homes on the site will be provided public water and sanitary sewer. Mr. Lambert provided details of proposed site drainage and wetlands. Approximately 10.59 acres on the western portion of the site will be deeded to the Town as open space. Also, proposed is a conservation easement along the northern portion of the northerly lots for protection of wetlands. They have no issue or concerns with their ability to satisfy staff comments with the exception of the Town's preference to have sidewalks on both sides of the roadway. They would prefer to install sidewalks on just one side of the roadway and made of asphalt instead of concrete. The developer feels new homeowners do not want sidewalks. There was discussion regarding drainage, grading, open space proposed, the size of the homes and whether generators will be installed for homes with grinder pumps.

Mr. Lambert responded yes to generators being installed for homes with grinder pumps. He reviewed the site plan for clarification of drainage, grading and open space. The homes will be of similar size as the new homes on Tanbark Trail. There was also further discussion about sidewalks and that it makes more sense to have them on both sides of the roadway for safety and walkability of the neighborhood. Town Planner Warner noted that the Town now requires concrete sidewalks.

Iain White, 1 Nauset Lane, asked that the rear of properties backing up to Nauset Lane not be cleared for privacy. He asked when clearing will begin and how long development of the site will take. A copy of his questions was submitted for the record.

Mr. White read comments into the record from Kay Belanger, 6 Nauset Lane. Ms. Belanger's main concern was drainage related to development of the site.

Katherine O'Brien, 574 Plainville Avenue, expressed concern that there may still be underground tanks at 566 Plainville Avenue. She grew up in the house and there used to be gas pumps and underground tanks. Pumps were removed but she does not know if the tanks were removed. She alerted the developer but wanted to also inform the Commission suggesting further investigation may be needed to know if tank remain.

Pam Aube, 579 Plainville Avenue, expressed concern with the amount of traffic the development will add to Plainville Avenue but was happy that the existing driveway will be closed.

Andrew Aube, 579 Plainville Avenue, expressed concern with noise during the development process as he works at home.

Mr. Lambert responded to comments expressed by residents. They do not expect to clear the entire lots on the northeastern side of the site. The proposed northerly conservation easement location is based on the wetland scientist testing on the development site. Mr. Lambert believes testing will be done but will have to confirm with the developer. Regarding timing of development of the site will be as demand warrants after the roadway and drainage features are constructed. This portion of the project will take approximately one year. The Commission commented there are alternatives to the backup beepers on equipment (e.g., quackers); asked if the applicant would be amenable to altering the conservation easement line along the rear of the northerly building lots all the way to Plainville Avenue; suggested condition of approval to request soil testing report be submitted to staff; and further discussed sidewalks.

Mrs. Szczepanski, 580 Plainville Avenue, expressed concern with construction noise at the existing Tanbark Trail site. The Commission noted the Noise Ordinance for construction allows work between the hours of 7 a.m. to 6 p.m. Monday through Saturday. Residents can call the police department's routine number if construction noise is heard outside these parameters.

The public hearing was closed at 8:27 p.m.

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

VOTED: To approve the Calco Construction and Development application for 15-lot cluster subdivision at 566 Plainville Avenue, R40 zone as submitted and on file in the Planning Office with the following conditions:

1. The developer investigate the use of quackers on construction equipment instead of backup beepers;
2. The conservation easement line to the rear of the northerly lots be modified to extend to Plainville Avenue within the area of limits of clearing;
3. Test for underground tanks and remediate if necessary; and
4. Install concrete sidewalks on both sides of the proposed streets.

Town of Farmington Plan & Zoning Commission

Application for text amendment to the Zoning Regulations, Article IV Special Regulations, Section 12. Special Permits, Site Plans, Intent and Application Requirements subsection C. Procedure. Town Planner Warner reviewed the proposed amendment. The amendment adds language to this regulation that provides notice to the Farmington Historic Society, Town Historian, President of the Unionville Museum and Chairs of the Farmington and Unionville Historic District Commissions when an application for change of zone and special permit involves the demolition or partial demolition of an existing structure in excess of 75 years old.

Jay Bombara, 13 Mountain Road, spoke in support of the proposed amendment.

The public hearing closed at 8:38 p.m.

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

VOTED: To approve the Town of Farmington Plan & Zoning Commission application for text amendment to the Zoning Regulations, Article IV Special Regulations, Section 12. Special Permits, Site Plans, Intent and Application Requirements subsection C. Procedure as submitted and on file in the Planning Office.

PLANNER'S REPORT

Unionville Restaurant

The owner would like to install a modified fence around the outdoor dining area for safety. The fence proposed has a straight bar above the top of the fence. The Commissioners reviewed and had no concerns with the proposed modification.

Liquor Depot – 75 S. Main Street, Unionville

The owner was present regarding the condition of sign approval to remove neon signs. Although the business move was the result of the State taking of his former location the Commissioners generally felt the grandfathered neon signs could not be transferred to the new location.

MINUTES

September 12, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the September 12, 2018 meeting.

The meeting adjourned at 9:13 p.m.

SJM

DRAFT