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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

October 10, 2018

Present were Chair Brenneman, Commissioners Doeg, Grabulis, Pogson, Tucker Alternate Commissioners Nowakowski (in at 7:22p.m.) and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:02 p.m.

PLEDGE OF ALLEGIANCE (Led by Commissioner Tucker)

Secretary Tucker read the legal notice into the record.

Alternate Commissioner Nowakowski was appointed to vote on behalf of Commissioner Donald.

NEW BUSINESS

Old Mill Commons, LLC – 19 Perry Street

Attorney Christian Hoheb requested two six-month extensions of the November 15, 2017 approval of special permit for development of multi-family housing. The developer continues to work with the DEEP.

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

VOTED: To approve the Old Mill Commons, LLC request for two six-month extensions of the November 15, 2017 approval of special permit for development of multi-family housing at 19 Perry Street.

Waterside Ten, LLC – Lot 8069 Bridgewater Road

Attorney Robert Reeve, Scully, Nicksa & Reeve, LLP, requested a six month extension of time of the December 11, 2017 special permit approval for Elderly Apartment Building. The additional time is needed to allow the assisted living facility under construction site adjacent to this parcel to stabilize. Town Planner Warner recommended two six-month extensions would be more appropriate.

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

VOTED: To approve the Waterside Ten, LLC request for two six-month extensions of the December 11, 2017 special permit approve for Elderly Housing at Lot 8069 Bridgewater Road.

Connecticut Sign Craft – 345 Colt Highway

Robert Neth provided a material sample for the proposed Nardelli's sign at 345 Colt Highway. Also submitted was an overall plaza sign plan to show consistency with size and style for all tenant spaces on both sides of the building. Sign lighting proposed is gooseneck lighting. Tenant panel signs will be located at each site entrance on a brick veneer wall with columns.

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

VOTED: To approve the Connecticut Sign Craft sign application for Nardellis at 345 Colt Highway as submitted and on file in the Planning Office with the condition that the signs are lit with gooseneck lighting.

Birdseye Road, LLC – 10 Birdseye Road

Kyle Richards, Metro Realty Group, presented the proposed monument sign for 10 Birdseye Road. The monument sign is the same size and style of other existing monuments signs on Farmington Avenue for the Farmington Medical Arts Center. The proposed location for the 10 Birdseye Road sign is east of 501 Farmington Avenue. Mr. Richards explained the sign is proposed on Farmington Avenue with a directional arrow for people heading east on Farmington Avenue. Concern was raised regarding the number of signs on Farmington Avenue for the various medical buildings and the location. Mr. Richards added this will be the last monument sign proposed for the campus.

A motion was made and seconded (Tucker/Doeg) to approve the Birdseye Road, LLC sign application for the 10 Birdseye Road building, installed on Farmington Avenue. After some discussion regarding the proposed placement of the sign Commissioner Tucker withdrew the motion.

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

VOTED: To table this matter to the October 22, 2018 meeting.

Paul Vaverchak – 90 West District Road

Accept application for special permit to construct accessory structure greater than 700 sq. ft. at 90 West District Road, R30 zone and schedule public hearing (recommended public hearing date October 22, 2018).

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

VOTED: To accept the Paul Vaverchak application for special permit to construct accessory structure greater than 700 sq. ft. at 90 West District Road, R30 zone and to schedule a public hearing for October 22, 2018.

Farmington Heritage Trail Crossing LLC – 155 Scott Swamp Road

Accept application for special permit and site plan approval for bank, retail, health club and warehousing uses at 155 Scott Swamp Road, C1 zone and schedule public hearing (recommended public hearing date October 22, 2018).

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

VOTED: To accept the Farmington Heritage Trail Crossing LLC application for special permit and site plan approval for bank, retail, health club and warehousing uses at 155 Scott Swamp Road, C1 zone and to schedule a public hearing for October 22, 2018.

Greg Harrington – 118 Plainville Avenue

Accept application for special permit to change second story to residential use at 118 Plainville Avenue, UC zone and schedule public hearing (recommended public hearing date October 22, 2018).

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

VOTED: To accept the Greg Harrington application for special permit to change second story to residential use at 118 Plainville Avenue, UC zone and to schedule a public hearing for October 22, 2018.

PUBLIC HEARING

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

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. Attorney Robert Reeve stated for the record that the required notices were mailed, the notice sign was posted and receipts submitted for the file. Attorney Reeve commented the existing business has grown and they would like to install a 600 sq. ft. metal building for indoor parking, storage and an outdoor parking area. The building will be installed on a concrete pad, with no floor drains, and will be located approximately 220 feet from Brickyard Road. No public water or sanitary sewer will be connected to the building. The building will be heated with natural gas. The company tow vehicles are diesel and will be stored inside. Site coverage is approximately 24% and the proposed outdoor parking area material is millings. Vehicles that will park outside are employee vehicles and vehicles towed to the site awaiting disposition. The applicant will work with staff to provide additional landscaping on the berm to screen the building as a condition of approval. Attorney Reeve stated “the property will be used for outdoor and indoor parking and storage of motor vehicles including trucks, cars and wreckers. Indoor storage will be in a building with a cement floor and no floor drains. No vehicle repairs, no outdoor storage of vehicles that may be leaking fluids, and no storage of hazardous materials will be conducted on this site. No junkyard or salvage operations will be conducted on this site.” Brian Cunningham, P.E., Robert Green Associates, provided details regarding roof runoff, stormwater flow and reviewed correspondence with the Connecticut Water Company; noting on the site plan where snow will be stored on site; confirming they will use best management practices; provide spill notification to the water company; and minimize the use of fertilizer on site. Mr. Cunningham stated no additional site clearing will be done to the rear of the site. No parking lot lighting will be installed. There was some concern raised by the Commission regarding the creeping of the existing site to this site. Town Planner Warner noted if concerns arise the as-built survey that will be submitted will be used to determine the boundary of this parcel. There was some discussion regarding vehicles damaged in an accident leaking fluids towed to the site. Attorney Reeve responded the vehicle will be parked inside on concrete and the fluids would then be cleaned up.

Craig Boettger, 14 Rosewood, asked for clarification regarding the location of berms and the limits of clearing. Mr. Cunningham used the site plan to provide clarification to Mr. Boettger.

The public hearing was closed at 7:57 p.m.

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

VOTED: To approve the 142B Brickyard 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 with the following conditions:

1. The property will be used for outdoor and indoor parking and storage of motor vehicles including trucks, cars and wreckers. Indoor storage will be in a building with a cement floor and no floor drains. No vehicle repairs, no outdoor storage of vehicles that may be leaking fluids, and no storage of hazardous materials will be conducted on this site. No junkyard or salvage operations will be conducted on this site;
2. The applicant shall work with staff to install landscaping on the berm to screen the building;
3. No outdoor lighting shall be installed in the parking area;
4. The applicant shall address to the satisfaction of Engineering Staff all engineering comments.

Brian Hileman – 8 Judson Lane

Application for special permit to construct accessory structure in excess of 700 sq. ft. at 8 Judson Lane, R40 zone. Mr. Hileman stated we would like to install a 32' x 32' detached garage to the rear of his lot for the general storage of vehicles and household items. Water for an outdoor spigot and electricity only will be extended to the structure. Mr. Hileman said he will extend his driveway to the detached garage. The Commission asked some general clarifying questions about vehicles and maintenance of vehicles. Mr. Hileman responded they do not currently have a garage and that he will not do more than routine maintenance of his own vehicles. Other items to be stored would be lawn equipment, tools and seasonal items.

There were no public comments in favor or in opposition to the application.

The public hearing closed at 8:02 p.m.

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

VOTED: To approve the Brian Hileman application for special permit to construct accessory structure in excess of 700 sq. ft. at 8 Judson Lane, R40 zone as presented and on file in the Planning Office.

Denis Norton – 31 Diamond Glen Road

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. Mr. Norton would like to install a 22' x 36' Carriage Barn. Electricity only will be extended to the barn. Mr. Norton apologized he did some clearing of trees in the Ridgeline

Protection Area that he should not have without prior approval. Town Planner Warner informed him of the violation and he stopped. Mr. Norton has provided a tree planting plan for the ridgeline. The Commission sought confirmation that Mr. Norton will consult with the Planning Office in the future if trees in the Ridgeline Protection Area for determination/approval to remove trees. Mr. Norton responded yes he will consult with staff in the future. The Commission also asked for confirmation that the only use of the proposed barn is the storage of vehicles and general storage. Mr. Norton responded yes.

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

The public hearing closed at 8:06 p.m.

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

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

C. Nancy Culos – 92 Woodpond Road

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. Sheldon Crosby, L'Arc Architects, presented the site plan and elevations of the proposed accessory apartment for Ms. Culos. Letters of support have been received from a few neighbors and submitted for the file. A letter of approval has been received from the Woodridge Association and the Farmington Valley Health District for this project. The accessory apartment is approximately 800 sq. ft. requiring a special permit per the zoning regulations. Mr. Crosby reviewed the details of the elevations of the addition. The Commission asked if the addition could be integrated with the existing house if ownership were to change at some point as required by the zoning regulations. Ms. Culos responded yes. The Commission asked for confirmation that the only occupancy of the accessory apartment is for a family member or domestic help (e.g. caregiver). Ms. Culos responded yes. The Commission recommended that in the future if they sell the home this should be made clear to prospective buyers.

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

The public hearing closed at 8:15 p.m.

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

VOTED: To approve 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 as submitted and on file in the Planning Office with the condition that the occupant(s) of the accessory apartment shall be related to an owner of the property by blood, marriage or adoption or shall be employed by the owner for domestic services.

PLANNER'S REPORT

Architectural Design Review Committee

An article was published in the Farmington Town Letter soliciting Letter of Interest/Resumes from Town residents interested in serving on the Architectural Design Review Committee.

Projects in Progress Update

Town Planner Warner reviewed his latest update of projects in progress throughout Town.

In addition, he commented the Town Council voted unanimously to move forward with the process to purchase the former Parson's parcel on Farmington Avenue. He also provided an update regarding the Quality of Life subcommittee and the Farmington Village Center Committee.

MINUTES

September 24, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the September 24, 2018 meeting.

The meeting adjourned at 9:00 p.m.

SJM