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TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

October 22, 2018

Present were Chair Brenneman, Commissioners Doeg, Donald, Pogson and Alternate Commissioner O'Brien and Town Planner and Clerk. Town Council Liaison Charette was also present. Chair Brenneman opened the meeting at 7:00 p.m.

**PLEDGE OF ALLEGIANCE** (Led by Commissioner O'Brien)

Acting Secretary Doeg read the legal notice into the record.

Alternate Commissioner O'Brien was appointed to vote on behalf of Commissioner Grabulis.

**NEW BUSINESS**

**Birdseye Road, LLC – 10 Birdseye Road**

The applicant has requested the sign application be tabled until the November 14, 2018 meeting.

**Sign Pro Inc. – 32 Main Street, 1845 Farmington Avenue and 282 Scott Swamp Road**

Robert Kuszpa, Sign Pro Inc., presented the proposal to replace existing Farmington Bank signs with People's United Bank signs. The style, size and location of the signs will remain the same as the existing with the exception of the monument sign at 1845 Farmington Avenue. This sign will be approximately four square feet larger and is proposed to be double-sided instead of single-sided. The signs at 32 Main Street were approved by the Farmington Historic District Commission October 16, 2018 and the Architectural Design Review Committee has reviewed and is in support of the 1845 Farmington Avenue sign. No lighting changes are proposed.

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

VOTED: To approve the Sign Pro Inc. sign applications for 32 Main Street, 1845 Farmington Avenue and 282 Scott Swamp Road as presented and on file in the Planning Office.

**Fore Group Inc. – Olcott Way**

Fotis Dulos, Fore Group, Inc., explained his request for a release of a portion of his bond for plantings in the detention area at Olcott Way. The Commission asked what happened to the plantings in the basin. Mr. Dulos stated the homeowners removed them. He added that the basin has been functioning for years without plantings. The plantings were installed because they were on the approved plan. Staff has no objection to the elimination of the basin plantings in this location. At a later date he will come before the Commission regarding other components of his bond.

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

VOTED: To grant the Fore Group Inc. request for partial release of bond for plantings in the detention area for Olcott Way.

David Quisenberry – 70 Mountain Road

Accept application for subdivision of 70 Mountain Road, R80 zone and schedule public hearing (recommended public hearing date November 14, 2018).

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

VOTED: To accept the David Quisenberry application for subdivision of 70 Mountain Road, R80 zone and to schedule a public hearing for November 14, 2018.

**PUBLIC HEARING**

Paul Vaverchak – 90 West District Road

Application for special permit to construct accessory structure greater than 700 sq. ft. at 90 West District Road, R30 zone. Mr. Vaverchak stated he would like to construct a 30' x 30' pole barn. The building will provide indoor storage for his boat, pool equipment and other lawn equipment/furniture. He stated the building will be constructed approximately 50' from the rear property line, 25' from the side property line and 215' from the street. The Commission asked for confirmation regarding utilities and use of the building. Mr. Vaverchak stated he would like to extend power to the detached garage some day and confirmed the use of the barn as storage only. He has talked to neighbors on either side of his property and they have no objection to this project.

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

The public hearing closed at 7:27 p.m.

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

VOTED: To approve the Paul Vaverchak application for special permit to construct accessory structure greater than 700 sq. ft. (30'x30') at 90 West District Road, R30 zone as submitted and on file in the Planning Office with the following conditions:

1. Electricity is permitted to this building but no other utilities are permitted;
2. There shall be no exterior or flood lighting on the building;
3. There shall be no driveway to the building;
4. No commercial use of the building is permitted; and
5. No office or living space is permitted in the building.

Farmington Heritage Trail Crossing LLC – 155 Scott Swamp Road

Application for special permit and site plan approval for bank, retail, health club and warehousing uses at 155 Scott Swamp Road, C1 zone. Attorney Timothy Furey, Furey, Donovan, Tracy and Daly, PC, presented the project to demolish and rebuild a portion of the

building at 155 Scott Swamp Road. Improvements to the façade of the building will be made; details are provided in the plan set. The east end of the building is the proposed location of a bank, the center portion of the building is proposed location of a self-storage facility and the west end of the building is the proposed location of a retail space and health club. The impervious surfaces and landscaping will be improved. Adequate parking spaces are available and shown on the site plan. Todd Clark, Blue Moon Design Architects, reviewed the building elevations and materials proposed. Attorney Furey stated they have addressed some of the staff comments and will have no issue addressing all remaining comments during the permitting process. There was discussion regarding the proposed uses of the building and the proximity to the trail system. The Commission asked for clarification regarding site lighting. Light poles with LED lights are proposed in the parking area and wall packs will be located on the building. There was discussion about placing timers, motion sensors and/or dimmers on the lighting. The applicant said they are willing to work with staff on the final details. Vehicular access is only available on New Britain Avenue. The Commission expressed some concern with vehicular movement to access the drive-thru/ATM at the bank and larger moving vehicles on site. There was further discussion regarding travel throughout the site and a suggestion was made to shorten the planted island.

Steven Lewis, CEO, Thomaston Savings Bank, spoke in support of the application.

Brian Connolly, Chair, Economic Development Committee, read their letter of support into the record.

The public hearing closed at 8:31 p.m.

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

VOTED: To approve 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 as submitted and on file in the Planning Office with the following conditions:

1. The applicant shall address to the satisfaction of Engineering staff all comments in memorandum dated October 22, 2018;
2. Exterior lighting shall be dimmed at appropriate hours as approved by the Planning Department;
3. The retail business hours of operation shall end no later than 9 p.m.;
4. The health club hours of operation shall be limited to 5 a.m. to 9 p.m.; and
5. The islands on both sides of the bank shall be pulled back on both sides for ease of turning radius.

Greg Harrington – 118 Plainville Avenue

Application for special permit to change second story to residential use at 118 Plainville Avenue, UC zone. Jack Kemper, Kemper Associates Architects, presented the proposal to convert the second story of the building at 118 Plainville Avenue to two apartments; one studio apartment

and one two-bedroom apartment. There are no exterior changes to the building proposed. Two windows will be changed to egress with no visible change to the look of the windows. Access to the apartment spaces are to the rear of the building through a covered porch area. There was some discussion regarding general maintenance; snow removal of rear stairway to apartment spaces. The stairway is covered and snow will be removed by the property owner. No outdoor lighting changes are proposed.

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

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

VOTED: To approve the Greg Harrington application for special permit to change second story to residential use (two apartments) at 118 Plainville Avenue, UC zone as submitted and on file in the Planning Office.

## **PLANNER'S REPORT**

### Architectural Design Review Committee

Town Planner Warner has received three Letters of Interest/Resumes from Town residents interested in serving on the Architectural Design Review Committee and one from a resident of Avon. He will review the regulation to see if there is a requirement that Committee members reside in Town.

### Quality of Life subcommittee and the Farmington Village Center Committee

Town Planner Warner provided an update.

### Discussion Regarding Site Plan and Demolition Review

The Town Planner asked if the Commission would be interested in adding clarification to the zoning regulations to require Commission review of site plans modifications to buildings as allowed by statute. After a brief discussion the Commission supported the suggestion and a public hearing will be scheduled for consideration of a text amendment.

## **MINUTES**

### October 17, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the October 17, 2018 meeting.

The meeting adjourned at 9:05 p.m.

*SJM*