

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

January 22, 2018

Present were Chair Brenneman, Commissioners Donald, Matava, Pogson, Alternate Commissioners Grabulis, Nowakowski and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:10 p.m.

Alternate Commissioner Grabulis was appointed to vote on behalf of Commissioner Doeg. Alternate Commissioner Nowakowski was appointed to vote on behalf of Commissioner Tucker.

PUBLIC HEARING

Margaret Rush – 125 Waterside Lane

Application for special permit to raise poultry (up to six hens) at 125 Waterside Lane. This matter was tabled from the January 8, 2018 meeting. Ms. Rush stated she would like to raise up to six hens. She has no intention of having a rooster. The hens will be housed in an enclosed coop that will be placed in the wooded/fenced area of her yard. Her property abuts Woodridge Lake and the Association preferred this area be utilized for the location of the coop to screen it from both the street and the lake. The Commissioners offered general support of the proposal and recommended Ms. Rush have a contingency plan in the event she inadvertently purchases a chick that becomes a rooster.

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

The public hearing was closed at 7:10 p.m.

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

VOTED: To approve the Margaret Rush application for special permit to raise poultry (up to six hens) at 125 Waterside Lane as per plan on file in the Planning Office with the following conditions:

1. There shall be no rooster; and
2. Satisfy any and all conditions imposed by the Woodridge Lake Association.

NEW BUSINESS

Sign Pro Inc. – 2 Bridgewater Road

Robert Kuszpa, Sign Pro, Inc., stated he met and worked with the Architectural Design Review Committee. Mr. Kuszpa submitted revised drawings of the four proposed building signs for the Commission's review. The sign size is the same as previously submitted consisting of 1/4" aluminum die-cut white letters and logo stud mounted to the existing building façade. The Commission asked for confirmation that the signs will not be illuminated now or in the future. Mr. Kuszpa responded any future changes would come before the Commission.

Upon a motion made and seconded (Matava/Nowakowski) it was

VOTED: 4 in favor to 2 opposed (Donald, Pogson) to approve the Sign Pro Inc. sign application for 2 Bridgewater Road, as submitted in the Sign Pro plan on file in the Planning Office with a revision date of January 19, 2018.

The motion passed.

AJ&S Associates II LLC – 1 & 3 Farmglen Road

Site plan approval for expansion of parking area at 1&3 Farmglen Road. This matter was tabled from the January 8, 2018 meeting. Per request of the applicant this matter is tabled to the February 12, 2018 meeting.

Town of Farmington – 1 Monteith Drive

Site plan approval and 8-24 referral for parking lot improvements at Town Hall, 1 Monteith Drive. This matter is tabled.

NGR Restaurant LLC – 372 Scott Swamp Road

Martin Fox presented the sign proposed for installation on the gable end of the building facing Route 6. The name of the existing restaurant is changing and the signs will be changed to reflect the name change. Mr. Fox stated the newer gable provides an opportunity for the placement of an additional sign. Mr. Fox commented there is an existing freestanding sign and one building sign. Town Planner Warner commented that although it is not within their purview he showed the proposed sign to the Architectural Design Review Committee at their last meeting. They had no objection to the design of the sign but recommended the size be reduced 10%. The Commission asked for clarification regarding sign lighting. Mr. Fox explained he has exiting LED light fixtures that can be adjusted directionally. They have been in place for some time and he has not received complaints but added if any issues arise he is willing to change the fixtures if needed.

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

VOTED: 5 in favor to 1 opposed (Pogson) to approve the NGR Restaurant LLC sign application for property located at 372 Scott Swamp Road, as presented in sign plan dated November 21, 2017 with the following conditions:

1. The proposed sign shall be reduced by 10%; and
2. The brightness of the LED lights may need to be adjusted if so determined by staff.

399 Farmington Avenue LLC – 399 Farmington Avenue

Ben Tripp, Metro Realty Group, presented the Hartford Healthcare sign proposed to be located at 399 Farmington Avenue on the south facing wall. The proposed sign is non-illuminated, same style as other signs within the campus; individual letters and material.

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

VOTED: To approve the 399 Farmington Avenue LLC sign application for property located at 399 Farmington Avenue (Hartford Healthcare) as presented in Artfx drawing dated December 12, 2017 and on file in the Planning Office.

Hartford Sign & Design LLC – 12 Mill Street

Town Planner Warner presented the proposal to change the existing Verizon sign at 12 Mill Street, Unionville. The new sign is the traditional Verizon sign with the red checkmark and replaces the existing black paneled Verizon sign. The Architectural Design Review Committee reviewed this proposal and had no objection. The existing gooseneck lighting will remain.

Upon a motion made and seconded (Matava/Nowakowski) it was unanimously

VOTED: To approve the Hartford Sign & Design LLC sign application for property located at 12 Mill Street, Unionville as presented in sign plan with a revision date of December 18, 2017 on file in the Planning Office.

Capitol Region Council of Government – 2018 Appointment

After a brief discussion Alternate Commissioner Nowakowski volunteered to be the 2018 Farmington Plan & Zoning Commission representative to the Capitol Regional Council of Government.

By-Laws

Amendments/revisions to the by-laws were discussed with the full Commission at the January 8, 2018 meeting.

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

VOTED: To accept the amendments/revisions to the by-laws of the Town Plan & Zoning Commission as presented.

PLANNER'S REPORT

Farmington Five Corners Development

Town Planner Warner stated presented his administrative approval of minor changes to the Five Corners development. Changes include; reducing the building footprint 480 sq. ft., elimination of two site light post fixtures and site fencing and pergola material change to AZEK or cellular PVC lumber instead of cedar. The Commission had no objection to the changes but wanted to ensure that the material change to the fence and pergola would be the same color as previously approved and that they be maintained.

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

VOTED: To support the Administrative Approval for the Farmington Five Corners site plan minor changes submitted in a letter dated January 12, 2018 and Site Development Plan L-102 as revised January 15, 2018.

The motion was amended (Matava/Pogson) to include that the material color of the fence and pergola be the same as originally approved. (Amendment unanimously approved.)

Land Use Commissioners

The Zoning Board of Appeals is planning to have a representative from the Land Use Institute present a land use update to the Board at their February 20, 2018 meeting and would like to extend an invitation to attend to the Plan & Zoning Commission.

Town Planner Warner is working with the Town Manager to have the Town Attorney's Office conduct a Land Use class for the Commission at one of the February meetings if possible.

820 Farmington Avenue

Town Planner Warner informed the Commission that a demolition permit application has been submitted for 820 Farmington Avenue; the brown building (Woodford-Newell-Strong House) at the corner of Route 10 and Route 4. A brief discussion ensued.

MINUTES

January 8, 2018 Organizational and Regular Meeting Minutes

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

VOTED: To approve the minutes of the January 8, 2018 Organizational and Regular meeting minutes.

The meeting adjourned at 8:10 p.m.

SJM