

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

February 12, 2018

Present were Chair Brenneman, Commissioners Doeg, Matava, Pogson, Alternate Commissioners Grabulis, Nowakowski, O'Brien and Town Planner and Clerk. Acting Secretary Doeg opened the meeting at 7:02 p.m. and read the legal notice into the record. Town Council Liaison Charette was also present.

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner O'Brien.

**NEW BUSINESS**

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 March 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 pending Inland Wetlands Commission approval.

Sade Owoye – 827 Farmington Avenue

Sweet Equations is moving into the former Tailor Shop at 827 Farmington Avenue and would like to install a sign. The 24" by 60" double-sided wood sign is blue with white lettering and will replace the existing Farmington Tailor Shop sign.

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

VOTED: To approve the Sade Owoye sign application for property located at 827 Farmington Avenue as submitted and on file in the Planning Office.

Jack Kemper – 7 Jordan Lane

Accept application for special permit for addition to house in excess of 30% of existing house at 7 Jordan Lane and schedule public hearing date.

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

VOTED: To accept Jack Kemper application for special permit for addition to house in excess of 30% of existing house at 7 Jordan Lane and schedule a public hearing no earlier than March 12, 2018.

Loren Godfrey - 386 Old Mountain Road

Accept application for three-lot subdivision of property located at 386 Old Mountain Road and schedule public hearing.

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

VOTED: To accept the Loren Godfrey application for three-lot subdivision of 386 Old Mountain Road and schedule a public hearing no earlier than March 12, 2018.

ZK Builders LLC – 48 and 50 Junior Road

Accept application for special permit to construct new house at 48 and 50 Junior Road in excess of 2,200 sq. ft. and schedule public hearing.

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

VOTED: To accept the ZK Builders LLC application for special permit to construct a new house at 48 and 50 Junior Road in excess of 2,200 sq. ft. and schedule a public hearing no earlier than March 12, 2018.

**PUBLIC HEARING**

Carrier Home Builders – Lot 8911 Taine Mountain Road

Ryan McEvoy, P.E., Milone & MacBroom, presented the application for four-lot subdivision of Lot 8911 Taine Mountain Road. Mr. McEvoy described the location of the proposed subdivision to the Commission as a parcel of land between existing lots on Taine Mountain Road and lots on Bridgehampton Crossing. The new cul-de-sac is proposed south of 90 Taine Mountain Road. The applicant is seeking a partial waiver of Section 4.07.05 of the Subdivision Regulations to install a four foot snow shelf on both sides of the road rather than the full width of the right-of-way; a waiver of Section 4.13 requiring sidewalks on one side of the street; and a waiver of Section 4.05.05 requiring a street light. The Conservation Commission has recommended that a 75 foot conservation easement be placed along the rear yards of the north and south lots (all four lots) and that a low impact stormwater drainage design is preferred. The applicant continues to work with staff to address Engineering Division comments in the January 22, 2018 plan review memo. This afternoon the location of the stormwater basin was relocated. The plans have not been revised and submitted to the Planning Office. The Commission recommended the applicant install street lighting on the cul-de-sac; some expressed concern with not installing a sidewalk and not providing sufficient snow shelf.

There was not public comment in favor or in opposition to the application.

At 7:49 p.m. a motion was made and seconded (Doeg/Matava) and unanimously

VOTED: To continue the Carrier Home Builders – Lot 8911 Taine Mountain Road public hearing matter to the February 26, 2018 meeting.

Friar Architecture Inc. – Lot 8864 South Road

Application for change of zone from R40 to B1, special permit and site plan approval to construct restaurant at 8864 South Road (adjacent to 62 South Road). This matter is tabled to the February 26, 2018 meeting pending Inland Wetlands Commission approval.

**PLANNER’S REPORT**

Henry Mitchell – 20 Waterside Drive

Mr. Mitchell would like permission to do a food truck festival at 20 Waterside Drive parking lot. The festival will be a two day event with approximately 20 food trucks either May 26 and 27 or June 2 and 3 between the hours of 10a.m. and 6 p.m. He would also have a DJ and other activities such as a bounce house and balloon artist and possibly other vendors. The event is free to the public. There is a traffic signal at the intersection of Route 6 and Waterside Drive and there would be a police officer at the event both days. Mr. Mitchell stated he has permission from the property owner to use the property and would like to proceed with the Public Event permitting process. He said proceeds from the event go the Farmington Food Pantry. If the festival is successful he would like it to be an annual event.

Rivers Edge Bistro – 45 South Main Street

The owners of the Bistro would like to offer outdoor dining on the deck at the back of the building. Town Planner Warner met with the owner and access to the area is to the rear of the Bistro and does not present an issue.

Todd Zitzkak – 7 Winthrop Drive

Town Planner Warner reviewed the proposed lot line modification to the two-lot subdivision approved by the Commission. The adjustment increases the area of Lot 5-1 and does not create lot area issues for Lot 5-2.

Tunxis Plantation Clubhouse

The owners of the Tunxis Plantation would like to construct a second story deck over an existing ground level patio area at the clubhouse. The Commission reviewed the proposed plan and did not express concerns with the proposed work.

230 Farmington Avenue, LLC – 230 Farmington Avenue

Geoff Sager, Metro Realty Group, provided a preapplication review of proposed redevelopment at 230 Farmington Avenue. The informal presentation was provided to seek feedback from the Commission prior to the public hearing process. Mr. Sager presented a potential mixed use redevelopment of the site.

**MINUTES**

January 22, 2018 Meeting Minutes

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

VOTED: 5 in favor and 1 abstention (Doeg) to approve the minutes of the January 22, 2018 meeting.

The meeting adjourned at 9:16 p.m.

*SJM*