

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

February 26, 2018

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

Commissioner Donald commented that she has listened to a recording of the last meeting and found it difficult to hear what the Commissioners said. She suggested the Commissioners speak into or closer to the microphones so that they can be heard clearly on the recordings.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Grabulis.

WORKSHOP

Attorneys Richard Roberts and Kenneth Slater, Halloran & Sage LLP, conducted a Land Use Commission workshop for commission/board members.

NEW BUSINESS

David Quisenberry – 70 Mountain Road

Accept David Quisenberry application for two-lot re-subdivision of 70 Mountain Road, R80 zone and schedule a public hearing no earlier than March 26, 2018.

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

VOTED: To accept the David Quisenberry application for two-lot re-subdivision of 70 Mountain Road, R80 zone and schedule a public hearing no earlier than March 26, 2018.

St. Patrick's Church Society of Farmington – 110 Main Street

Accept St. Patrick Church Society of Farmington application for special permit and site plan approval for Parish Hall addition and expansion of parking lot at 110 Main Street, R20 zone and schedule a public hearing no earlier than April 23, 2018.

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

VOTED: To accept the St. Patrick Church Society of Farmington application for special permit and site plan approval for Parish Hall addition and expansion of parking lot at 110 Main Street, R20 zone and schedule a public hearing no earlier than April 23, 2018.

PUBLIC HEARING

Carrier Home Builders – Lot 8911 Taine Mountain Road

Application for four-lot subdivision located at Lot 8911 Taine Mountain Road (adjacent to 37 Taine Mountain), R40 zone. Continued from the February 12, 2018 meeting. Ryan McEvoy, P.E., Milone & MacBroom, provided an update. Revisions to the site plan include the revised location of the stormwater drainage system; addition of a street light in the cul-de-sac; grading for snow shelf has been added and they have received a letter from the adjacent property owner consenting to the grading; and the addition of a vegetated buffer between 90 Alpine Drive and the proposed development. The applicant is seeking a waiver of Section 4.13 requiring sidewalks on one side of the street and has obtained a letter from the Burlington Public Works Department stating they do not want a sidewalk at this location. Mr. McEvoy handed out a plan showing the streets in the area to show which streets have sidewalks and do not have sidewalks. The applicant would also like the Commission to consider reducing the conservation easement from 75 feet to 50 feet. Updated engineering comments have been received and Mr. McEvoy responded some comments have been addressed and that generally the remaining comments are relatively minor or technical in nature. The Commission asked the applicant to confirm they do not have an issue addressing the engineering comments. Mr. McEvoy confirmed. A discussion ensued regarding the proposed buffer between 90 Alpine Drive and the subdivision; the Commission preferred clarification of the plan and the applicant said they will work with the property owner to implement the proposed plantings. The Commission also asked the applicant to confirm that a street light and snow shelf have been added to the site plan. Mr. McEvoy confirmed that they have. A discussion ensued regarding the request for waiver of the sidewalk. Mr. McEvoy said he understood the position of the Commission but felt the small number of lots and that the sidewalk would stop at the town line would not be appropriate.

Jay Bombara, 13 Mountain Road, asked for clarification on access to the proposed subdivision and which Town would be responsible to provide services to the four new lots. Mr. McEvoy reviewed the area showing the proposed new road off Alpine Drive. As for services homes located in Farmington send their children to the Farmington Schools and plowing will be determined by the two towns.

Rejean Carrier, Carrier Home Builders, commented on the vegetated buffer between 90 Taine Mountain Road and the proposed subdivision was a result of meeting with the property owner. They will continue to work with them. Regarding the sidewalk waiver, Mr. Carrier stated the cost is not a factor in this case but not having a partial sidewalk would be aesthetically more pleasing for the small subdivision.

The public hearing was closed at 8:47 p.m.

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

VOTED: To approve the Carrier Home Builders application for four-lot subdivision located at Lot 8911 Taine Mountain Road (adjacent to 37 Taine Mountain), R40 zone as presented with the following conditions:

1. The installation of planted buffer between 90 Alpine Drive and the subdivision shown on Sheet SP of the revised plans (revision date 2/19/18) shall be overseen by staff;

2. The applicant shall address to the satisfaction of engineering staff comments dated February 26, 2018; and
3. The conservation easements recommended by the Conservation Commission shall remain at 75 feet.

Commissioners felt the conservation easement area of 75 feet over the rear yards of the northerly and southerly lots was more appropriate than the proposed 50 foot easement.

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

VOTED: To grant the waiver of Section 4.13 requiring sidewalks for the four-lot subdivision located at Lot 8911 Taine Mountain Road (adjacent to 37 Taine Mountain).

Commissioners voting in favor of the waiver of requirement to install sidewalks felt it would not be appropriate in this location.

Friar Architecture Inc. – Lot 8864 South Road

Commissioner Doeg recused himself from this matter.

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 was tabled from the February 12, 2018 meeting pending Inland Wetlands Commission approval. The Inland Wetlands Commission approved this application February 21, 2018. Robert Roach, Friar Architecture Inc., introduced the request for Andy's Italian Kitchen. The site is zoned R40 and they are seeking a zone change to B1; special permit for the proposed restaurant use, site plan approval for the proposed development; and waiver for the sale of alcohol. Letters in support of the application have been submitted for the record from Orthopedic Associates of Hartford, PC, 499 Farmington Avenue, VanZelm Heywood & Shadford, Inc., 10 Talcott Notch, Athena Health Care Systems, 135 South Road, Dental Associates, 291 Farmington Avenue, UConn Health, 400 Farmington Avenue, Pension Consultants, 74 Batterson Park Road, The Metro Realty Group, Ltd., 6 Executive Drive and the Farmington Economic Development Commission. David Sullivan, Milone & MacBroom, provided details regarding the traffic study they conducted and stated that at the driveway exiting the site the traffic condition will be at Level B or C and entering the site will be Level A. The sight line at the driveway exceeds the requirement based on actual traffic speed which is in excess of the posted speed limit. Mr. Roach described the site conditions and noted they received Inland Wetlands Commission approval February 21, 2018. They are proposing a central driveway into/out of the site with the restaurant located toward westerly side of the site and parking area east of the building. Lighting details have been provided as part of the application packet. Mr. Roach displayed the plan sheet of the building elevations and explained the exterior materials proposed are brick and vinyl shingle siding with Andersen 400 Series windows. A paver system patio area for outdoor dining of twelve seats is also proposed. The second floor space over a portion of the building will be the restaurant business office. Mr. Roach stated the application meets the requirements of the zoning regulations including site coverage. The waiver regarding the sale of alcohol is requested due to the proximity to the church located within 500 feet of the site. The business offers lunch and dinner only and lunch time is the busiest time. They also have a substantial catering and take-out business. Andy DeSanto, Andy's Italian Kitchen, has worked with Rose Ponte and Bill Warner to find a new location in Town in close proximity to his current location. He has to leave his

current location in July 2018. He has been in business for 29 years and would like to stay in Town. Tom Daly, P.E., Milone & MacBroom, reviewed the curb cut and drainage design details for the Commission. Commissioners asked for clarification regarding parking lot layout close to the building; screening for the residential neighbor to the west; the outdoor dining area; and confirmation that the entry doors to the restaurant will be automatic. Mr. Daly responded the parking spaces designed meet the requirements of the regulations and that the spaces closest to the building are preferred handicap parking spaces. A vinyl fence will be installed along the westerly property line to provide screening and the outdoor patio area will contain twelve seats for dining. Entry doors to the restaurant will be accessible. The Commission asked for total seating the restaurant is proposing and for confirmation that the tree line to the rear of the site will remain. Mr. Roach provided the number of seats proposed in the dining room, bar area and the patio area. He also confirmed the tree line to the rear of the site will remain. The applicant was asked to provide the hours of operation to determine when the parking lot lights may be extinguished. Mr. Roach said they close no later than 10p.m. The Commission asked if the applicant would have an issue turning the lights off at 10:30p.m. Mr. DelSanto was agreeable to turning the lights off at 10:30p.m. It was recommended the applicant submit a separate sign application for the Commission to consider.

Russ Nelson, 37 Garden Gate, spoke in favor of the application.

Lisa Lavoie, 40 Two Mile Road, spoke in favor of the application.

Greg Kaminski, 6 Petemont Drive, spoke in favor of the application.

Jay Bombara, 13 Mountain Road, spoke in favor of the application and asked for clarification on the second story height and location. The Town Planner confirmed the plans indicate the building height is 20' 8".

Amanda Strauss, 16 Townsend Road, spoke in favor of the application and asked for clarification on the driveway and parking design.

The public hearing closed at 9:49 p.m.

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

VOTED: To approve the Friar Architecture Inc. application for change of zone from R40 to B1 for Lot 8864 South Road (adjacent to 62 South Road) effective March 15, 2018.

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

VOTED: To approve the Friar Architecture Inc. application for special permit (restaurant use) and site plan approval to construct restaurant at 8864 South Road (adjacent to 62 South Road) as submitted in plan set dated February 21, 2018 and on file in the Planning Office with the following conditions:

1. The effective date of this approval is March 16, 2018;
2. The applicant shall address to the satisfaction of engineering staff comments dated February 26, 2018;
3. Parking lot lights shall extinguish at 10:30 p.m.;

4. The main entry doors shall be automatic for accessibility; and
5. If the easement area along the westerly property line is cleared an additional buffer shall be installed as approved by staff.

PLANNER'S REPORT

Tanbark Chase

John Senese would like to make a lot line revision to Lots 7 & 8 in Tanbark Chase so that he can allow access to the adjoining parcel for future development. This access will allow for development of the adjacent parcel with access through Tanbark Chase and not Plainville Avenue. The Commission was in support of the concept.

820 Farmington Avenue

Town Planner Warner provided an update saying they are trying to work with the owner to find a way to save the house.

Architectural Design Review Committee

Chair Brenneman commented on feedback she has received regarding this Committee. The Committee is created and appointments to the Committee are made by the Plan & Zoning Commission. The regulations specify the number of member and makeup of the group. She asked the Commissioners to think about whether or not they feel it is appropriate to add a couple members from the Farmington Village area to enhance the makeup of the group.

MINUTES

February 12, 2018 Meeting Minutes

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

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

The meeting adjourned at 10:25 p.m.

SJM