

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MINUTES

September 18, 2017

Present were Chair Mazzochi, Commissioners Carrier, Giannaros and Perry and Alternate Commissioner Forester and Town Planner and Clerk. Chair Mazzochi opened the meeting at 7:00 p.m.

Chair Mazzochi appointed Alternate Commissioner Forster to vote on behalf of Commissioner Llewellyn.

Secretary Carrier read the legal notice into the record.

Chairman Mazzochi explained the process of the meeting.

PUBLIC HEARINGS

Artfx – 801 Plainville Avenue

Application for variance to install freestanding sign in residential zone located at 801 Plainville Avenue, R40 zone. Artfx presented the request to install a monument sign with a total size of 9' wide by 67 ½" tall. The sign area proposed is 23.6 sq. ft. The monument sign is proposed adjacent to the driveway approximately 55 feet from the edge of the roadway. This location is zoned R40. Valley Orthodontics obtained a use variance for this site and they would like to install a sign for identification purposes. The Board asked if sign lighting was proposed. White LED wash lighting is proposed to shine down onto the sign and white LED internal lighting is proposed for the address. There was discussion for clarification on what the Board has purview over regarding this application.

John Barry, 796 Plainville Avenue, reviewed and submitted a list of signs in the area that are smaller than the proposed sign. Mr. Barry was not opposed to the location of the sign but felt the size was not appropriate.

Ellen Stosuy, 800 Plainville Avenue, spoke in opposition to the application. Opposed to size and location of sign.

Gloria Shusdock, 798 Plainville Avenue, spoke in opposition to the application. Opposed to size and location of sign.

Scott Wetstone, 798 Plainville Avenue, spoke in opposition to the application.

Artfx responded the sign is proposed in a location that will be visible after the street trees and other planting are installed. Sign would not be appropriate in the B1 zone portion of the site because of guardrails and proximity to the wetlands.

There was further discussion regarding the sign size and location. The applicant clarified only the name of the business and street number are proposed for the sign.

The public hearing closed at 8:00 p.m.

Upon a motion made and seconded (Carrier/Forster) it was

VOTED: 3 in favor to 2 opposed (Giannaros, Perry) to approve the application for variance for the proposed location of a freestanding sign as reflected in site plan dated May 8, 2013 in the residential zone at 801 Plainville Avenue, R40 zone with the recommendation the Town Plan & Zoning Commission limit the size of the proposed sign so that it is reduced to be in line with other business signs in the area.

The motion failed.

The Board suggested a smaller sign to maintain the residential feel of this location would be more appropriate.

OTHER BUSINESS

801 Plainville Avenue

Lighting:

Dan LaMontagne, AE Design Group, reviewed a site lighting plan for the building and parking area. He explained that although the business hours end at 6p.m. they have staff that stay longer to clean up. Sometimes procedures run longer than anticipated and clients in addition to staff are in the building after 6p.m. Because of this they would like a modification to the prior approval to keep the lights on a half hour or so longer than 6p.m. for safety. Egress lighting will be installed per building code, security lighting around the building and parking lot lights are proposed. Mr. LaMontagne handed out details on the proposed lights; all lights proposed to be full cutoff with timers. When the building is unoccupied the lights will be off.

Upon a motion made and seconded (Carrier/Giannaros) it was unanimously

VOTED: To modify the prior condition of approval from February 26, 2014 regarding lighting to now state: No building lighting shall be left on after 6:30 p.m. and no parking lot lighting shall be left on after 6p.m.

Basement Use:

Mr. LaMontagne stated the approved use of the basement is for storage only. They would like to create a residential area in a portion of the basement for the private use of Dr. Maraj. The space will have no public access. He then reviewed the proposed layout including two bedrooms, living room, exercise area, kitchen and office space. The Board asked for clarification on the need for a kitchen, exercise area and second bedroom. Dr. Maraj explained he sometimes exercises during lunch. The residential space will also be used for his fifteen year old autistic son so they can bring him to the office and provide a similar residential space for him as change is hard for him. He further explained this space is needed for times when his son doesn't rest/sleep at night and cannot go to school the next day. Instead of his wife having to miss time out of the office to stay home with their son, she will be able to come to the office and the son will have his own space to rest.

After further discussion the Board made and seconded a motion (Carrier/Forster) to unanimously

VOTE: to deny the proposed basement use and refer this matter to the Town Plan & Zoning Commission for determination if the proposed basement use is an appropriate accessory use of the building. The Board felt this matter was not the purview of the Zoning Board of Appeals.

MINUTES

July 24, 2017 Minutes

Upon a motion made and seconded (Carrier/Forster) it was unanimously

VOTED: To approve the minutes of the July 24, 2017 meetings.

The meeting adjourned at 8:34 p.m.

SJM