

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

January 23, 2017

Present were Chairman Dunn, Commissioners Brenneman and Alternate Commissioners Charette and Donald and the Town Planner and Clerk. Acting Secretary Donald opened the meeting at 7:00 p.m. and read the legal notice into the record.

Alternate Commissioner Charette was appointed to vote on behalf of Commissioner Tucker. Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Doeg.

PUBLIC HEARING

Baystate Blasting, Inc.

Special permit for blasting related to installation of water main in Old Mountain Road between 190 Farmington Avenue and Lot 8214 Old Mountain Road. Ryan Gagne stated drilling and blasting are needed to accommodate installation of 1,800 linear feet of a thirty inch water main. Notices of the public hearing were sent to property owners within two hundred feet of the blast areas. Pre-blast survey notices were sent to property owners within five hundred feet and notice will be sent to property owners within two hundred and fifty feet fifteen days prior to starting blasting. They have read and are familiar with the Town's regulations regarding blasting and will blast within the hours of 8 a.m. and 2 p.m. When asked how many days the project will take the Commission was told the construction and blasting will take approximately six weeks. The Commission asked if the applicant would agree to not blast before 9 a.m. Mr. Gagne said they had no objection. When asked when they expect to begin the project the applicant responded possibly early March. Blasting will not take place every day; typically a day of drilling is needed prior to blasting.

Barbara Wolf, 60 Old Mountain Road, asked for clarification on the location of blasting and intensity of the blasts. Mr. Gagne reviewed the site plan for the location of rock that will be blasted. Scott Brothers, Blaster, explained the intensity of the blasts.

Farmington's zoning regulation regarding blasting is intended to provide additional notice to residences.

The public hearing closed at 7:25 p.m.

Whereas the Farmington Town Plan and Zoning Commissioner (Commission) received an application for a special permit as required pursuant to Article IV Section 27 of the Farmington Zoning Regulations (regulations) to allow for blasting in Old Mountain Road between 190 Farmington Avenue and Lot 8214 Old Mountain Road; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3 (c); and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission approves the special permit request with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations (Article IV Section 27) including post approval performance standards and representations made by the applicant;
- Prior to the start of any work the plans shall be reviewed and approved by the Fire Marshal and a blasting permit shall be issued by the Fire Marshal; and
- Blasting shall be limited to the hours of 9 a.m. and 2 p.m. Monday through Friday unless otherwise approved by the Fire Marshal.

NEW BUSINESS

Metro Realty Group – 499, 501 and 505 Farmington Avenue

Attorney Christian Hoheb reviewed the request for re-approval of the three lot subdivision granted October 15, 2013. Attorney Hoheb said the purpose is to move the condominium lines to fee simple. All easements have been worked out for parking and access.

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

VOTED: To approve the application for re-approval of subdivision as shown on Map Showing Subdivision Plan of Land Owned by 499 Farmington Avenue, LLC, Personal Care Properties, LLC, & 505 Farmington Ave., LLC dated October 1, 2016.

Made in Connecticut Expo – 152 Town Farm Road

Bob Craven stated they would like to hold the Made in Connecticut Expo at the Polo Grounds like they did last year. Last year they had between 250 and 300 vendors. The expo will be held May 13, 2017 and May 14, 2017. Vendors set up under the large tents. The Commissioners asked how many people attended; if there was music playing during the event; and hours of the event. Approximately 8,000 people attended last year's expo; no music was playing during the event and the hours of the expo are 11 a.m. and 6 p.m. There was some discussion about last year's event. The Commission noted the presence of a number of food trucks and asked why; music was playing during the event and that lighting in the tents seemed insufficient. Jillian Perez explained the food trucks are for the attendees of the expo. She could recall one food truck that may have had music playing but that person is not attending this year's expo. They are looking to provide additional lighting in the tents this year. There was a brief discussion about food trucks and that they are prohibited per the zoning regulations. It was discussed that for short term special events the trucks was acceptable. When asked how many food trucks are planned Ms. Perez responded they are planning to have eighteen for the event.

Upon a motion made and seconded (Brenneman/Charette) it was unanimously

VOTED: To approve the request of Connecticut Events Company LLC to hold the Made in Connecticut Expo at the Farmington Polo Grounds on May 13, 2017 and May 14, 2017 with the following conditions:

- Tent lighting shall be improved for safety purposes;
- The number of food trucks is limited to 18;
- Generators for the food trucks shall be quiet type (quiet Honda whisper generator represented at meeting); and
- There shall be no music from the food trucks or anywhere else on the site during the two day event.

Farmington Public Schools – 1 Depot Place

Bryan Zerio, Farmington Public Schools, presented the application to replace the existing monument sign with a 72” x 36” aluminum sign panel with vinyl lettering on metal posts. Proposed on the building are three 2’ x 4’ signs and one 16’ x 2’ depot sign. No lighting is proposed for the signs.

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

VOTED: To approve the Farmington Public Schools sign application for 1 Depot Place as per plan presented and on file with the Planning Office.

PLANNER’S REPORT

Plan of Conservation and Development

South Farmington and Robbins Neighborhoods of the Plan of Conservation and Development. Since membership attendance was low this discussion was tabled until the next meeting.

CT Land Use Law Seminar

Commissioners were encouraged to attend the March 25, 2017 seminar. The brochure with details will be emailed to the Commission.

MINUTES

Upon a motion made and seconded (Brenneman/Charette) it was unanimously

VOTED: To approve the minutes of the January 9, 2017 meeting.

The meeting adjourned at 7:49 p.m.

SJM