

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

February 11, 2019

Present were Chair Brenneman, Commissioners Doeg, Pogson, Donald and Alternate Commissioner Ogan and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE (Led by Commissioner Pogson)

Alternate Commissioner Ogan was appointed to vote on behalf of Commissioner Grabulis.

NEW BUSINESS

5 Corners – Farmington Associates LLC – 345 Colt Highway

Request for approval of rooftop screening. Chris Milliard, Phase Zero Design, provided handouts of a different screening option for the rooftop unit. This proposal is different than the wall structure proposed at the January 28, 2019 meeting. He stated they came up with this alternative after further review of the previously proposed wall structure. The handout provided details for PVC screen lattice style walls with a white pergola element on top. Building elevations were provided for review. Comments from the Commissioners were mixed. The building elevation from the vantage point of Mountain Road was not provided as requested. Some were disappointed in the proposed screening given the prominent location of the building. Some asked if the four foot opening could also be screened with a gate or removable wall for maintenance access. David Lattizori, property owner, stated there were concerns with the previous wall structure; constructability, wind loads and ventilation were all concerns. Mr. Milliard commented they tried to minimize the screening mass on the building. The Commission asked for confirmation that no lighting will be added to the screening. Assistant Town Planner asked if they have considered a board on board fence style screening using the lattice panels. The idea being it would remove the transparency of the screening.

A motion was made and seconded (Doeg/Ogan) to approve the request to screen rooftop unit at 345 Colt Highway. Some discussion ensued.

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

VOTED: To amend the original motion to add a condition of approval that a gate or removable panel be installed to remove the four foot opening.

Further discussion ensued.

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

VOTED: 3 in favor to 2 opposed (Donald, Pogson) to approve the request to screen rooftop unit at 345 Colt Highway with the additional amendment that the style of fence panels be a board on board style installation using the lattice panels to provide a more opaque screen all the way around the rooftop unit.

The motions carry and the request is granted with conditions.

Thomas Coccomo – Pine Forest Subdivision

Assistant Town Planner Rutherford stated Mr. Coccomo would like approval to construct a model house on one of the three approved lots in the Pine Forest Subdivision off New Britain Avenue. The Subdivision Regulations allow a model home to be constructed prior to full construction of the subdivision road with Commission approval.

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

VOTED: To grant the request to construct one model home in the Pine Forest Subdivision off New Britain Avenue.

Town Farm Development – 152 Town Farm Road

Request for permanent extension of special permit approval granted April 24, 2017 with no change to the conditions of approval. A one year extension of the approval was granted March 12, 2018. Dave Falt stated his request and confirmed there will be no changes to the conditions of approval. Assistant Town Planner Rutherford confirmed there have been no complaints.

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

VOTED: To grant the Town Farm Development request for permanent extension of special permit approval granted April 24, 2017 and extended March 12, 2018 with no change to the conditions of approval for property located at 152 Town Farm Road.

PUBLIC HEARING

Farmington West Estates L.P. – Coyote Court

Chair Brenneman recused herself from this matter and appointed Commissioner Doeg Acting Chair for this matter. Commissioners eligible to participate in this matter: Doeg, Donald, Ogan, Pogson)

Application for seven-lot subdivision (Phase IV Coyote Court in Snowberry Cobble) Snowberry Lane, AH zone. Continued from January 14, 2019. Ken Hrica, Hrica Associates, was present to provide additional information requested at the last meeting. House elevations similar to what will be constructed were provided. He provided the drainage plan showing the main line in Snowberry Lane and where all the side streets tie into the main line; Mr. Hrica reviewed this in detail. Additionally, he provided the overall layout of the seven-lot subdivision showing the location of test pits done. Ledge/rock was found in one location in the proposed Coyote Court roadway. If they later discover rock and removal will require more than an excavator then they will file an application for a blasting permit. In response to comments made at the January 14, 2019 meeting Mr. Hrica was provided information that twenty pre-blast surveys were offered, thirteen were accepted and done and seven declined. He explained the stormwater pipe layout/design for Coyote Court is accessible for maintenance and/or repair. Mr. Hrica was asked to confirm that the net increase in stormwater runoff for the development of Coyote Court is zero

based on his calculations. Mr. Hrica responded yes. Comments about possible conditions of approval included verification that the existing detention basin can handle the development of homes on Coyote Court and that the applicant will address all engineering staff comments. Mr. Hrica agreed.

The public provided the following comments:

Robert Pendleton, 8 Finch Blvd., expressed concerns with many aspects of the existing drainage system including the retention pond.

Acting Chair Doeg clarified the purview of the Commission is limited to the application before them; the development of Coyote Court. The responsibility of maintenance of the detention pond is likely stated in the condo documents filed on the land records.

Ursula Knapik, 14 Arrowhead Drive, provided photos and video of water ponding during a storm event and foundation cracks.

Sandy Martin, Whites Katzman – Property Manager for Snowberry Village, expressed concern with the ability to obtain the original drainage design plans for the development.

Yvonne Bear, 5 Sable Court, stated she has asked condo owners for photos of water / basement issues. Approximately 50% have responded with concerns / issues with their condo.

William Green, 4 Finch Blvd., commented on the same issues and asked that the drainage system be fixed.

Melissa Dagostino, 1 Sable Court, commented the detention basin has not been maintained.

Ken Hrica responded he cannot address many of the concerns expressed.

Acting Chair Doeg again explained the purview of the Commission and the Affordable Housing Court Order/Settlement Agreement. He stated the Commission will close the hearing this evening but will not be voting on the matter.

The public hearing closed at 8:42 p.m.

Lois R. Wadsworth – 107 Main Street

Application for two-lot re-subdivision of 107 Main Street, R20 zone.

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

VOTED: To open and immediately continued the Lois R. Wadsworth application for re-subdivision to March 11, 2019.

PLANNER'S REPORT

No Planner's Report.

MINUTES

January 28, 2019 Meeting Minutes

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

VOTED: 4 in favor, 1 abstention (Doeg) to approve the minutes of the January 28, 2019 meeting.

The meeting adjourned at 9:03 p.m.

SJM