

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

February 25, 2019

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

PLEDGE OF ALLEGIANCE (Led by Commissioner Doeg)

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

NEW BUSINESS

Sign Pro Inc. – 45 South Main Street

Robert Kuszpa, Sign Pro Inc., described proposed signs for Priority Urgent Care at 45 South Main Street. The proposal includes an awning sign with full business name and logo, a white panel with red lettering building sign proposed on the north and east side of the building and hours of operation signs on the inside of the entry doors. The application was presented to the Architectural Design Review Committee and their recommendations were incorporated in the documents. Assistant Town Planner Rutherford explained the total square footage exceeds what is allowed per the regulations but that per the regulations the Commission can approve as much as 50% sq. ft. over with a 5/6 vote.

Upon a motion made and seconded (Doeg/O'Brien) it was

VOTED: 4 in favor to 1 opposed (Pogson) to approve the Sign Pro Inc. sign application for Priority Urgent Care at 45 South Main Street, Unionville.

The member voting in opposition stated he was not in favor of the white panel background for the building signs.

The motion failed to meet the 5/6 vote required. The application is denied without prejudice.

Birdseye Road, LLC – 10 Birdseye Road

Kyle Richards, Metro Realty Group, presented the sign application for Connecticut Children's. Two building signs; one on the front of the building and the second on the entrance side of the building. Each sign will not be illuminated and will be placed on the right side of the building wall opposite Hartford Hospital's sign. Mr. Richards stated the signs comply with the regulations.

Upon a motion made and seconded (Doeg/O'Brien) it was unanimously

VOTED: To approve the Birdseye Road, LLC sign application for Connecticut Children's at 10 Birdseye Road as presented and on file in the Planning Office.

Bohler Engineering – 8886 Southeast Road

Jenna Montesano, Hinckley Allen and Brandon Barry, Bohler Engineering, presented the McDonald's Restaurant rebuild. The majority of the existing building and developed portion of the site is located in New Britain. They were looking for feedback from the Commission to shift the building forward to increase visibility. The shift would also mean that more of the pickup portion of their drive-thru would be located in Farmington. Comments/concerns raised from the Commissioners included that although there is no other location in Town similar to this location that causes concern for setting precedence, they would like an opinion from the Town Attorney as to whether they would be able to make such an approval. The Commission also asked questions about the play place portion of the building which is closest to the street, whether or not it will remain and if so, what signage would be proposed. There was a brief discussion regarding the amount of parking shown. The Commission also inquired are there other alternatives to moving the building forward and having the pickup windows in Farmington.

Per the discussion, the Assistant Town Planner will follow up with the Town Attorney to get a legal opinion regarding the ability of the Commission to hear an application with this use, and will also discuss concerns regarding precedent.

H & H Refrigeration, Inc. – 1814 New Britain Avenue

Accept application for special permit for refrigeration/HVAC service business at 1814 New Britain Avenue, C1 zone and schedule public hearing (recommend public hearing date of March 25, 2019).

Upon a motion made and seconded (Doeg/O'Brien) it was unanimously

VOTED: To accept the H & H Refrigeration, Inc. application for special permit for refrigeration/HVAC service business at 1814 New Britain Avenue, C1 zone and schedule public hearing for March 25, 2019.

Jack Kemper – 22 Main Street

Accept application for special permit for addition to house in excess of 3,200 sq. ft. at 22 Main Street and schedule public hearing (recommend public hearing date of March 25, 2019).

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

VOTED: To accept the Jack Kemper application for special permit for addition to house in excess of 3,200 sq. ft. at 22 Main Street and schedule public hearing for March 25, 2019.

PLANNER'S REPORT

5 Corners – Farmington Associates LLC – 345 Colt Highway

Staff has received correspondence regarding screening of the rooftop unit as approved by the Commission. Staff will be including the seeking a bond to ensure the work is completed and issuing a C.O. for Rebel Dog in the next week or two.

250 / 254 Main Street

A buyer is interested in this site and would like to use the space for personal service business uses. A comprehensive list of potential uses has been received and reviewed by staff and a zoning compliance letter will be issued. The buyer will be notified that any deviation from the list of uses will require them to come to the Commission for review and approval.

MINUTES

February 11, 2019 Meeting Minutes

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

VOTED: 4 in favor, 1 abstention (O'Brien) to approve the minutes of the February 11, 2019 meeting.

The meeting adjourned at 7:58 p.m.

SJM