

**TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING MINUTES**

March 18, 2019

Present were Chair Callahan, Commissioners Carrier, Llewellyn, Phillips, Schoenhorn and Alternate Commissioners Forster and Tucker and Zoning Enforcement/Development Specialist and Clerk. Chair Callahan opened the meeting at 7:01 p.m.

Alternate Commissioner Forster was appointed to vote on behalf of Commissioner Perry.

**PUBLIC HEARING**

JHB Holdings Real Estate Subsidiary, CT, LLC – 1838 New Britain Avenue

Application for variances to the following zoning regulations for proposed building expansion; Article II, Section 14.C.2. reduce side yard setback from 20 feet to 15 feet; Article IV, Section 8.A.4. relocate existing parking area to front yard; Article IV, Section 8.A.12. reduce the required separation distance from 100 foot to 84.3 feet; Article IV, Section 13.B.1. allow additional pavement for parking in front yard; and Article IV, Section 13.B.2. reduce required landscaped area along side yard from 15 feet to 10 feet for property located at 1838 New Britain Avenue, C1 zone. Continued from the February 19, 2019 meeting. Attorney Robert Reeve represented the applicant and briefly described the proposed project to relocate one driveway on New Britain Avenue currently closest to the intersection with Hyde Road, to Hyde Road; and to expand the building and parking area. William Gay, JHB Holdings, stated his business has grown since moving to this location in 2011 and he is ready to add on to the building to accommodate the growth and stay in Town. Relocating the southerly driveway to Hyde Road will make it safer to enter/exit the site by increasing the distance from the intersection. Mr. Gay described the type of equipment used in his commercial laundry business and how it relates to the proposed size of the addition. Tim Coon, Russo Surveyors & Engineers, presented the site plan and provided a detailed description of the proposed site modifications. The existing building has two curb cuts on New Britain Avenue and the southerly drive is proposed to be relocated to Hyde Road. An approximately 9,932 sq. ft. addition is proposed on the southerly portion of the existing building and will match the existing building. Impervious surface behind the building will be removed and the area will be converted to lawn. Mr. Coon reviewed the proposed changes in front of the building regarding parking, vegetated buffers and relocation of the southerly driveway to Hyde Road. The vegetated buffer continues along the southerly property line. Attorney Reeve reviewed each variance requested above in detail. Mr. Gay has worked with their neighbor at 1839 New Britain Avenue regarding the vegetated buffer. If the variances are approved they will seek site plan approval from the Town Plan & Zoning Commission. The existing impervious coverage is 76 %. Proposed site plan improvements will reduce coverage to 74%. The unusually shaped corner parcel was developed in the 1960's with the existing building location is set back close to the rear and northerly lot lines limiting the location of the expansion to the proposed location. Attorney Reeve reviewed the make-up of the neighborhood and existing non-conformities. He believes the proposed project will have a negligible impact to the neighborhood. The Commissioners asked for clarification regarding relocation of the driveway and the proposed parking expansion. Mr. Gay responded the parking has been designed to meet the requirements of the zoning regulations for number of parking spaces. He commented the demographic of employees for his business carpool for the most part and that he expects a modest increase in parking spaces for additional employees. The

Commission also asked for clarification on the vegetated buffer/screening and the distance of the proposed addition on the southerly side of the building and its impact to the adjacent rail-to-trail. Commissioner Shoenhorn presented a photograph of the southerly side of the existing building from the adjacent rails-to-trails. The Commission asked about tractor trailer access and turning on site and if tree removal would take place. Questions about building height and drainage will be part of the site plan review by the Plan and Zoning Commission. Mr. Coon reviewed the details of the proposed vegetative buffer submitted on the site plan dated January 23, 2019 with a revision date of March 12, 2019. Mr. Gay responded to the parking and vehicle access questions and commented most tractor trailer deliveries take place off hours. Tractor trailers currently drive into the site and turn around within the site and back up to the building to unload/pickup laundry and then exit the site safely. They will continue to have room to maneuver the same way.

Jean McCarthy, 1839 New Britain Avenue, submitted a letter dated March 18, 2019 and then read it into the record in support of the project conditioned on additional plantings shown on the revised site plan submitted by the applicant. A copy of the letter is part of the application file.

There was not further public comment in favor or in opposition to the application.

The public hearing was closed at 8:10 p.m.

#### Side Yard Setback

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

VOTED: To approve the JHB Holdings Real Estate Subsidiary, CT, LLC application for variance to Article II, Section 14.C.2. reduce side yard setback from 20 feet to 15 feet for building expansion along the southern boundary line at 1838 New Britain Avenue as presented and on file in the Planning Office on Variance Plan prepared for Image First Healthcare, 1838 New Britain Avenue, Farmington, Connecticut, dated January 23, 2019, as revised on March 12, 2019.

#### Driveway Location

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

VOTED: To approve the JHB Holdings Real Estate Subsidiary, CT, LLC application for variance to Article IV, Section 8.A.12. to reduce the required separation distance between the centerline of the driveway and the intersection of New Britain Avenue and Hyde Road from 100 foot to 84.3 feet to relocate driveway from New Britain Avenue to Hyde Road at 1838 New Britain Avenue as submitted and on file in the Planning Office.

#### Parking Location

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

VOTED: To approve the JHB Holdings Real Estate Subsidiary, CT, LLC application for variance to Article IV, Section 8.A.4. relocate existing parking area to front yard and within 10 feet of southerly property line as presented and on file in the Planning Office on Variance Plan

prepared for Image First Healthcare, 1838 New Britain Avenue, Farmington, Connecticut, dated January 23, 2019, as revised on March 12, 2019.

Landscaping in Front Yard

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

VOTED: To approve the JHB Holdings Real Estate Subsidiary, CT, LLC application for variance to Article IV. Section 13.B.1. allow additional pavement for parking as presented and on file in the Planning Office on Variance Plan prepared for Image First Healthcare, 1838 New Britain Avenue, Farmington, Connecticut, dated January 23, 2019, as revised on March 12, 2019.

Landscaping in Side Yard

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

VOTED: To approve the JHB Holdings Real Estate Subsidiary, CT, LLC application for variance to Article IV. Section 13.B.2. reduce width of landscaped area to 10 feet along building expansion on southerly boundary as presented and on file in the Planning Office on Variance Plan prepared for Image First Healthcare, 1838 New Britain Avenue, Farmington, Connecticut, dated January 23, 2019, as revised on March 12, 2019.

**MINUTES**

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

VOTED: 5 in favor, 1 abstention (Phillips) to approve the February 19, 2019 meeting minutes.

The meeting adjourned at 8:18 p.m.

*SJM*