

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

October 7, 2019

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

**PLEDGE OF ALLEGIANCE** (led by Commissioner Pogson)

Secretary Doeg read the legal notice into the record.

**NEW BUSINESS**

**Town Plan & Zoning Commission – Regulation Text Amendment**

Accept application for amendment to the zoning regulations to add Article II, Section 32 Midpoint Development District, amend Article IV, Section 5.A.3. Sale of Alcoholic Beverages and amend Article I, Section 9. Definitions and schedule public hearing (recommend hearing date of November 13, 2019).

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

VOTED: To accept the Town Plan & Zoning Commission application for amendment to the zoning regulations to add Article II, Section 32 Midpoint Development District, amend Article IV, Section 5.A.3. Sale of Alcoholic Beverages and amend Article I, Section 9. Definitions and schedule public hearing for November 13, 2019.

**PUBLIC HEARING**

**Morin Tree Service LLC – 55 Depot Place**

Application for special permit and site plan approval for warehouse facility for the storage and maintenance of equipment and materials related to tree service operation at 55 Depot Place, C1 zone. Chad Morin, Morin Tree Service LLC, would like to construct a building to house equipment related to his tree service business and to have space to conduct routine service of that equipment as needed. The site will also be used to stockpile product such as logs, woodchips and deicing salt. Patrick Ripa, Langan, presented the engineering site details. An approximately 2,000 sq. ft. steel frame building and a small 150 sq. ft. accessory building will be installed on the site with access provided by extending the Depot Place driveway to the site. Mr. Ripa used the site plan to show the location of a proposed six-foot-tall wood stockade along the property line. A 20-foot easement runs along the rear of the property; no planting or fencing will be installed in this area. Stormwater flow and design were presented along with a grading plan. Dian Barnes presented the landscape plan; white spruce that mature at approximately twenty-foot tall are proposed along the front and rear property lines, along with the fence for screening. She is working with staff regarding the buffer area to meet the B Buffer yard requirements. Ms. Barnes reviewed all planting details and rain garden details. Mr. Morin responded to questions regarding lighting, height and use of the building, stockpiling of material and screening. No lighting is proposed except a motion light over the garage doors. The building (green) has a 20-

foot peak height with the garage doors facing east. Logs will be stacked up to six feet high. Most of his business equipment should fit inside the building with the exception of the wood chipper and lift. His business hours generally are 7 a.m. to 6 p.m.; they also perform emergency work related to weather events as need, which may be done at any hour. There was some discussion about back up noise from the trucks/equipment. Generally, they pickup their equipment at the beginning of their workday, leave the site and return at the end of the workday. No rooftop units are proposed. The building will be heated with a wood stove; the stove pipe will extend through the roof. They have received and have no issue addressing staff comments.

John Dadiskos, 95 Forest Street, asked if the proposed building will be the same elevation as his home. Mr. Morin responded yes. Mr. Dadiskos commented an eight-foot fence would be better than the proposed six-foot fence.

Mona Shustock, 81 Forest Street, asked for clarification on how far the proposed building will be from her house. Mr. Ripa responded approximately sixty feet. Ms. Shustock agreed that an eight-foot fence would be better.

The Commission asked the applicant if they considered moving the building closer to Depot Place. The applicant commented they were agreeable. Relocating the building closer to Depot Place would require a variance as the proposed location conforms to the setback requirements of the zone. Site grading/elevations and timing needed to obtain a variance, hardship for a variance and the timing of their contract to close on the property need to be considered by the applicant.

At 8p.m. a motion was made and seconded (Doeg/Pogson) and unanimously

VOTED: To continue the Morin Tree Service LLC public hearing to the October 21, 2019 meeting. The continuance will provide the applicant with time to look into the possibility/ability to relocate the building.

#### Mark Bennett – 1091 New Britain Avenue

Application for special permit for expansion of home in excess of 3,200 sq. ft. at 1091 New Britain Avenue, R20 zone. Mr. Bennett presented the application and explained the detail of the proposed expansion of this home. The existing cinderblock garage will be removed. A new garage with second floor living space will be constructed in its place. New dormers will expand the second story of the house and a second story will be added over the existing breezeway / mudroom between the garage and house. The Commissioners asked some clarifying questions.

There was no public comment in favor or in opposition to this application.

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

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

VOTED: To approve the Mark Bennett application for special permit for expansion of home in excess of 3,200 sq. ft. at 1091 New Britain Avenue, R20 zone as presented and on file in the Planning Office.

Anchor Engineering Services, Inc. – 12 Northeast Road

Application for special permit to bring in approximately 3,300 c.y. of fill to regrade front yard at 12 Northeast Road, R80 zone. Jason Manafort, 12 Northeast Road, stated he needs to replace his driveway and while he is doing the driveway project, he would like to bring in fill, regrade his yard to create more of a front yard south of the driveway. The Inland Wetlands Commission approved this project at their October 2, 2019 meeting. There was some discussion for clarification of the project. Mr. Manafort was asked if he was going to construct the accessory structure in the newly graded area; he was granted a variance to locate an accessory structure on the level area off the driveway but not behind the house 2005. Mr. Manafort stated he does not plan to construct the accessory structure.

There was no public comment in favor or in opposition to the application.

The public hearing was closed at 8:22p.m.

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

VOTED: To approve the Anchor Engineering Services, Inc. application for special permit to bring in approximately 3,300 c.y. of fill to regrade front yard at 12 Northeast Road, R80 zone as submitted and on file in the Planning Office.

**PLANNER'S REPORT**

Wood-n-Tap – 1593 Farmington Avenue

The official opening of the Wood-n-Tap is Wednesday, October 9, 2019. The soft opening is Monday, October 7<sup>th</sup> and Tuesday, October 8<sup>th</sup>.

Best Practice in Land Use and Economic Development

Rose Ponte, Director of Economic Development submitted a lengthy application to the Connecticut Economic Development Association (CEDAS) program seeking certification for Best Practice in Land Use and Economic Development for the Town of Farmington. Farmington was recently awarded certification from the CEDAS “Best Practice in Land Use and Economic Development” program. The program was launched to recognize Connecticut municipalities that have established outstanding land use and economic development practices. In Farmington, we strive to provide an excellent customer experience whenever anyone works with our municipal departments and we are proud to be recognized for establishing high standards in our Land Use and Economic Development Departments. The award will be presented to the Town during an event in Bridgeport October 23, 2019. If the Commission is interested in attending please contact staff.

Midpoint Development District

The proposed Midpoint Development District text amendment to the zoning regulations has been provided to the Commission and Chair Brenneman encourages all Commissioners to read through several times and reach out to the Planning Staff with any questions in preparation of the public hearing process.

**MINUTES**

September 9, 2019 and September 23, 2019 Meeting Minutes

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To approve the September 9, 2019 Town Plan and Zoning Commission meeting minutes.

Upon a motion made and seconded (Pogson/St. James) it was

VOTED: 5 in favor, 1 abstention (Doeg) to approve the September 23, 2019 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 8:32 p.m.

*SJM*

DRAFT