

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

October 21, 2019

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

PLEDGE OF ALLEGIANCE (led by Commissioner Ogan)

Secretary Doeg read the legal notice into the record.

Alternate Commissioner O'Brien was appointed to vote on behalf of Commissioner Grabulis and Alternate Commissioner Ogan was appointed to vote on behalf of Commissioner Donald.

PUBLIC HEARING

Architectural Building Services – 8601 & 8602 Palazzo Drive

Two-lot re-subdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue).

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

VOTED: To open then immediately continue the public hearing for Architectural Building Services application for two-lot re-subdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue) to the November 13, 2019 meeting.

NEW BUSINESS

Canton Sign Shop – 20 South Main Street

Pam Urso stated they met with the Architectural Design Review Committee October 17, 2019 and came to agreement on the sign design. The two-sided 36" x 60" high density urethan foam sign panel will be mounted between two 60", 4" x 4" pressure treated poles with PVC sleeves. The poles and sign trim will be black in color in keeping with other signs in Unionville. The poles will have a flat top.

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

VOTED: To the Canton Sign Shop sign application for property located at 20 South Main Street as presented in revision approved by ADRC at the October 17, 2019 meeting, as presented and on file in the Planning Office.

Project CSI, LLC – 843 Farmington Avenue

The Exxon Mobil at 843 Farmington Avenue would like to update their signs. The proposed wave, koala and blade signs were recently approved for the station at 6 Colt Highway. The signs

are not internally illuminated. In addition, a pole sign displaying fuel pricing will also be updated. This sign also is not internally illuminated.

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

VOTED: To approve the Project CSI, LLC sign application for property located at 843 Farmington Avenue as submitted and on file in the Planning Office.

PLANNER'S REPORT

Morin Tree Service - 55 Depot Place

The Commission was asked if they would like to endorse support of a variance in response to their suggestion that the applicant seek one to move the proposed building closer to Depot Place. After a brief discussion it was the consensus of the Commission that the minutes of the October 7, 2019 TPZ meeting be forwarded to the ZBA.

East Farms School – 25 Wolf Pit Road

Plans for safety and accessibility improvements proposed were provided to and reviewed with the Commission. Controlled access to the school will be provided as well as ramp changes for access will increase impervious surface approximately 737 sq. ft. The improvements are being made to comply with legal requirements and address access. It was decided this matter may proceed via administrative approval.

McDonalds – Route 71 / 635 Hartford Road

This site straddles the Farmington / New Britain town line with mainly parking area located in Farmington. The restaurant has a new plan to reduce the size of the building and associated parking. New signage proposed in Farmington will come to the Commission for review/approval at a future date. There was some discussion regarding increased green spaces and if there was a planting plan. With the overall project reducing the building and parking/impervious area of the existing site the Commission was comfortable having staff review.

Lotus Grill – 979 Farmington Avenue

The owner of the Lotus Grill would like to change the existing building sign with the new restaurant name Mama Khang. The sign panel colors will remain the same with the addition of a gold colored border around the perimeter. The size will remain the same and no lighting change is proposed. There was some concern that the business plan/floor plan may change. With confirmation that no operational changes were planned, the Commission was comfortable permitting the sign to be approved administratively.

Architectural Design Review Committee

Two members' terms are expiring at the end of the calendar year; Dian Barnes and David Quisenberry. David Quisenberry is interested in being reappointed for another term. Dian Barnes is not interested in being reappointed.

Chase Bank

A rendering of Chase Bank as it would sit on Farmington Avenue was displayed for the Commission. They have been meeting with the ADRC and some additional adjustments have been suggested. Town Planner DeVoe is waiting for a response from Chase Bank.

Citgo – Main Street

The Citgo station on Main Street has converted to LED. The LED is dimmable and Town Planner DeVoe will investigate the brightness and has asked for additional information from the contractor.

MINUTES

October 7, 2019 Meeting Minutes

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

VOTED: To approve the October 7, 2019 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 7:49 p.m.

SJM