

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

January 27, 2020

Present were Chair Brenneman, Commissioners Carrier, Grabulis, Pogson (in at 6:52pm), St. James, Schwartz and Alternates Halstead, J. Vibert and K. Vibert and Town Planner and Clerk. The workshop began at 6:34 p.m.

WORKSHOP

Attorneys Richard Roberts, Kenneth Slater and Duncan Forsyth, Halloran & Sage LLP, conducted a Land Use Commission workshop for commission/board members. The following commission/board members were present at the workshop: Plan & Zoning Commissioners: Barbara Brenneman, Patrick Carrier, Michael Grabulis, Matthew Pogson, Inez St. James, Marcie Schwartz, Scott Halstead, John Vibert, Keith Vibert; Inland Wetland Commissioners: Bob Hannon, Guy Wolf, David Fox, Jay Tulin, Ned Statchen, Mark Simpson; Unionville Historic District Commissioner Barbara Marsh and Zoning Board of Appeals Member Jon Schoenhorn.

The regular meeting was called to order at 8:05 p.m.

PLEDGE OF ALLEGIANCE (led by Commissioner Grabulis)

Secretary St. James read the legal notice into the record.

NEW BUSINESS

Won Joo – 54, 56, 58, Lot 8247 Farmington Avenue and 43 Crescent Avenue

Accept application for change of zone from R9OG to B1, special permit and site plan approval for retail building located at 54, 56, 58, Lot 8247 Farmington Avenue and 43 Crescent Avenue and schedule public hearing (recommended hearing date February 24, 2020).

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

VOTED: To accept the Won Joo application for change of zone from R9OG to B1, special permit and site plan approval for retail building located at 54, 56, 58, Lot 8247 Farmington Avenue and 43 Crescent Avenue and schedule public hearing for February 24, 2020.

McDonald's – 8886 Southeast Road (635 Hartford Road, New Britain)

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

VOTED: To approve the McDonald's sign application for property located at 8886 Southeast Road as presented and on file in the Planning Office.

PUBLIC HEARING

Hilary Donald – 14 Colton Street

Application for special permit for home business use (architectural design services) at 14 Colton Street, R20 zone. Ms. Donald stated she and her husband are architects and would like to move

their architectural design services office to their home. The dedicated office space will be a 350 sq. ft. finished area in their basement. The proposed office space is less than the 25% allowed per the zoning regulations. There will be no exterior changes to the house except for a one square foot white sign with blue lettering that will be placed on the side entrance door to the office space. Ms. Donald stated they work normal weekday hours and have no employees. On occasion a representative or contractor may come to their home office, but most of their meetings are on job sites. If someone does come to their home office, they have a large enough driveway so that visitors can park in the driveway and not in the street. Commissioner Pogson asked some clarifying questions of the Town Planner about special permit approvals, if they run with the land and if they set precedence. Town Planner DeVoe responded special permits are filed on the land records and any subsequent owner of 14 Colton Street could operate an architectural design services home office as presented in this application. Special permits are also reviewed on a case by case basis and are not precedent setting. Ms. Donald was asked if large deliveries of any kind will be made in conjunction with the normal operation of the home business. She responded no. The Commission asked for confirmation that the notice sign and certified mail notices were done as required. Ms. Donald responded yes. She heard from one neighbor who asked that no one park in the street.

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

The public hearing was closed at 8:17 p.m.

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

VOTED: To approve the Hilary Donald application for special permit and sign application for home business use (architectural design services) at 14 Colton Street, R20 zone as presented.

PLANNER'S REPORT

McDonald's – 8886 Southeast Road

Town Planner DeVoe provided an update regarding landscaping at the McDonald's at 8886 Southeast Road. A very small portion of the site is in the jurisdiction of the Town of Farmington. An updated landscape/site plan was administratively approved. Attorney Dan Kleinman, Hinkley, Allen & Snyder LLP, represented McDonald's and thanked the Planning staff for working with them on this project over the past year or two. The entire building was redesigned and pushed mostly out of Farmington. He then reviewed a sign application to install an "M" logo sign on the new building. Brandon Barry, Bohler Engineering, reviewed the site change details. They are working with CTDOT regarding changes to the driveways; will reduce to one driveway and sidewalks will be installed. The 14 sq. ft. total area "M" logo sign will not be internally illuminated with exterior illumination. Town Planner DeVoe asked the Commission to add this item to the agenda before acting on the sign application.

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

VOTED: To add McDonald's sign application for property located at 8886 Southeast Road to the agenda as Item No. 2 under New Business.

CLDS

Town Planner DeVoe spoke with a representative at CLDS regarding the parking lot lighting. Gatherings at the site can run as late as 10:30p.m. with custodial staff staying until 11:30p.m. Parking lot lights are to be turned off by 8p.m. if there are no events. He is waiting for confirmation that they have the capability to manually shut off parking lot lights and/or automatically have them shut off by 11:30p.m. when an event is taking place. He will keep the Commission posted.

As an aside Commissioner St. James noted that the street lights along Route 4 between Anthology and CLDS are very bright. Town Planner DeVoe commented he will see if they are Town owned street lights and see what can be done about the brightness.

MINUTES

January 13, 2020 Meeting Minutes

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

VOTED: To approve the January 13, 2020 Town Plan and Zoning Commission Organizational and regular meeting minutes.

The meeting adjourned at 8:33 p.m.

SJM