

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

February 24, 2020

Present were Chair Brenneman, Commissioners Grabulis, St. James and Alternate Commissioners Halstead, J. Vibert and K. Vibert and Town Planner and Clerk. Chair Brenneman called the meeting to order at 7:00 p.m. Town Council Liaison Capodiferro was also present.

PLEDGE OF ALLEGIANCE (led by Commissioner St. James)

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

Chair Brenneman explained the process of the public hearing.

Alternate Commissioner Halstead was appointed to vote on behalf of Commissioner Pogson. Alternate Commissioner J. Vibert was appointed to vote on behalf of Commissioner Schwartz. Alternate Commissioner K. Vibert was appointed to vote on behalf of Commissioner Carrier.

NEW BUSINESS

Polymer Resources Ltd. – 656 New Britain Avenue

Site plan application to install a silo at 656 New Britain Avenue. Scott Anderson, President, Polymer Resources Ltd. stated they would like to install a silo to hold resin currently delivered to their site in gaylord boxes. The use of a silo to hold resin will reduce truck traffic on New Britain Avenue approximately 20%. Mr. Anderson reviewed the site plan showing the proposed silo location in front of the building. The silo height is lower than the building and is well screened from view off New Britain Avenue and will not be visible from properties behind the building. Street view photos were displayed for clarification of existing screening from New Britain Avenue. Delivery of material will take place during normal business hours. The polycarbonate resin is non-toxic and will not present a hazard. The applicant was asked if they would accept a condition of approval that deliveries are limited to daytime business hours only. Mr. Anderson responded affirmatively.

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

VOTED: To approve the Polymer Resources Ltd. application to install a silo at 656 New Britain Avenue as submitted and on file in the Planning Office with the condition that the silo be filled during daytime business hours only.

244 Farmington, LLC – 244 Farmington Avenue

Sign application for property located at 244 Farmington Avenue. Carolyn Parker represented the applicant. Prior to her presentation Ms. Parker stated they would like to modify their application to include a revised pylon sign because they were offering diesel fuel. After a brief discussion the Commission table the additional request until details are submitted and staff has an opportunity to review. The sign application submitted to the Commission for consideration will upgrade the Mobil station with the new “blade/wedge/koala” signs as they have done with other

Mobil stations in Town. The poster signs shown in the photos will be removed as noted. No illumination is proposed as part of this application and no LED toppers are proposed.

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

VOTED: To approve the 224 Farmington, LLC sign (“blade/wedge/koala”) application as submitted and on file in the Planning Office.

8-24 Referral – Lot 8489 Meadow Road

Request for referral to the Town Council regarding the purchase of Lot 8489 Meadow Road. The 11.38-acre parcel on Meadow Road would provide additional Farmland preservation in Town and is one of the last two privately owned properties in the Farmington River Floodplain. Purchase of this parcel also provides linkage to existing open space.

Upon a motion made and seconded (J. Vibert/Grabulis) it was unanimously

VOTED: To forward a positive 8-24 referral to the Town Council for the purchase of Lot 8489 Meadow Road as requested.

Upon a motion made and seconded (K. Vibert/J. Vibert) it was unanimously

VOTED: To add 8-24 Referral to grant utility easement at 173 School Street, Unionville, CT to the agenda.

8-24 Referral – 173 School Street

Request for referral to the Town Council regarding a utility easement at Union School. The Commissioners reviewed the request for referral to support the granting of a utility easement off Platner Street on the Union School site. The Commissioners expressed concern with the easement/utility box location for possible conflict with drop-off/pick-up of school buses. After a brief discussion the Commissioners agreed additional information is needed. The matter was tabled.

PUBLIC HEARING (began at 7:28 p.m.)

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

Application for change of zone from R9OG to B1 (of a portion of 43 Crescent Avenue), special permit and site plan approval to construct retail building at 54, 56, 58 and Lot 8247 Farmington Avenue and 43 Crescent Avenue. Attorney Stefan Stolarz represented the applicant and submitted a letter from Tahir Kahn, owner of 46 Farmington Avenue, in support of the application into the record. The applicant proposes to demolish structures at 54, 56, 58 and Lot 8247 Farmington Avenue to construct a retail building to house two personal service shops and three take-out/delivery restaurants. The coverage proposed exceeds the 40% allowed by the zoning regulations but is just below the maximum 50% that can be granted by the Commission with a 5/6 vote. The rear portion of 43 Crescent Avenue they are seeking a zone change for from R9OG to B1 which will be merged with the Farmington Avenue parcels. The Crescent Avenue

portion is proposed as conservation easement area. The Commissioners asked for clarification about the proposed building height.

Ron Wolff, Wolff Engineering, responded the building height is 25 feet and then proceeded to review details of the site layout and building elevations. Mr. Wolff was asked to review how deliveries would be made to the site. He reviewed the plan showing how delivery trucks with a wheelbase of UB30 or smaller would maneuver; these vehicles are the typical size of a FedEx, UPS, or refuse truck. The hours of operation proposed are Monday through Saturday from 11a.m. to 9p.m. with parking lot lights off by 10p.m. Construction hours will comply with the Town Ordinance of Monday through Saturday 7a.m. to 6p.m. General comments received by the applicant regarding noise from delivery trucks and dumpster service; the site has a gas station on one side, bike shop and liquor store on the other side.

Todd Clark, Blue Moon Design Architects, presented clarification of the building height and design; and how the roof top mechanical units will be screened behind a parapet wall. The Commission commented there is no mention of Sunday business hours of operation. Mr. Joo stated at this time he is not requesting Sunday hours but if he finds a tenant that needs Sunday hours, he will be looking for approval to add them.

Dan O'Neill, P.E., Vliet & O'Neill, LLC, read his traffic impact letter dated January 10, 2020 into the record.

Public comment began at 8:21 p.m.

Richard Bach, 76 Farmington Avenue, expressed concern with the size of the project and traffic.

Amy Suffredini, Chair, Economic Development Commission, read a letter of support dated February 18, 2020 into the record.

Judith Carroll, 33 Crescent Avenue, spoke in opposition to the application; expressing concern with traffic.

Lorraine LaPierre, 6 Bungalow Hill Road, spoke in opposition to the application; expressing concern with traffic.

Dave Hutchison, 41 Crescent Avenue, spoke in opposition to the application; expressing concern with traffic and drainage.

Kathleen Hutchison, 41 Crescent Avenue, spoke in opposition to the application; expressing concern with noise, traffic, and asked for additional screening by way of a fence so she won't see the building of parking lot.

Ron Bouchard, 26 Crescent, asked if the house at 43 Crescent Avenue will be demolished and expressed concern with noise and traffic. He was told the house at 43 Crescent Avenue will not be demolished.

At 8:51p.m. the applicant responded to comments. Attorney Stolarz spoke to comments about traffic and expanded development in the area. Mr. Wolff presented the drainage plan in response to comments regarding drainage and stormwater runoff.

The applicant was asked if they would be amendable to installing a privacy fence for additional screening for neighbor at 41 Crescent Avenue. The Commission also stated for the record that LED site lighting is typically requested to have dimming capability. The applicant did not express concern.

The public hearing closed at 9:09 p.m.

Upon a motion made and seconded (Grabulis/K. Vibert) it was unanimously

VOTED: To approve the Won Joo application for change of zone from R9OG to B1 (of a portion of 43 Crescent Avenue), special permit and site plan approval to construct retail building (two personal service shops and three take-out/delivery restaurants) at 54, 56, 58 and Lot 8247 Farmington Avenue and 43 Crescent Avenue as submitted and on file in the Planning Office with the following conditions:

1. The applicant shall work with staff to install a six-foot privacy fence along the rear property line;
2. Deliveries should be restricted to vehicles with a wheelbase of UB30 or smaller;
3. Deliveries should be restricted to times when the establishments are not open to avoid conflicts and to permit the delivery vehicles to perform a K-turn in the parking area without conflicting with customers vehicles; and
4. No delivery vehicles shall park on Farmington Avenue.

PLANNER'S REPORT

New Britain Avenue

Some improvements have been made to the lighting issue and staff is verifying no other adjustments need to be made.

MINUTES

February 10, 2020 Meeting Minutes

Upon a motion made and seconded (Grabulis/K. Vibert) it was unanimously

VOTED: To approve the February 10, 2020 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 9:44 p.m.

SJM