

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

March 9, 2020

Present were Chair Brenneman, Commissioners Carrier, Grabulis, Pogson, St. James, Schwartz and Alternate Commissioners Halstead 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 Schwartz)

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

Chair Brenneman explained the process of the public hearing.

**NEW BUSINESS**

8-24 Referral – 173 School Street

The Commission had requested additional information. The Town Engineer met with the Town Planner and indicated that the utility location proposed is the best location due to the location of other utilities in front of the school such as gas and water. This location will not interfere with student drop off and pick up and is proposed in a location that would require the shortest connection to existing utilities.

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

VOTED: To forward a positive referral to the Town Council to grant the utility easement at 173 School Street as requested.

Lauretano Sign Group – 1, 4, 5, 8, 9, 10 Farm Springs Road

Alyson Ibbotson, Lauretano Sign Group, presented the new sign faces for 1, 4, 5, 8, 9 and 10 Farm Springs Road. No lighting changes are proposed, and existing external illumination will remain in place. The new sign panels are the same size as existing sign panels.

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

VOTED: To approve the Lauretano Sign Group sign applications as presented for 1, 4, 5, 8, 9, and 10 Farm Springs Road as on file in the Planning Office.

Miss Porter's School – 60 Main Street

Modification of prior approval and site plan approval for addition to building at 60 Main Street. Katie Bradley, Miss Porter's School, provided a brief history of 60 Main Street and the master plan of the renovation/expansion of the dining hall and related site improvements. Rock Emond, Milone & MacBroom, presented details of the site plan; access to the front and back of the building; new accessible brownstone pitched walkway to the front entrance; newer utilities; generator proposed and how it will be screened; storm water management plan; and the erosion and sedimentation control plan. Also presented were temporary locations of the kitchen and

drop off/pick up area. Ms. Bradley stated the rear portion of the building will be removed and showed a rendering the new building addition elevation. The Commission asked if the Historic District expressed concern with the removal of the colonial portion of the building. Ms. Bradley responded they had presented informally to the Commission and no concern was raised at that time. They are presenting formally to the Farmington Historic District Commission next week. The Commission asked for clarification regarding truck traffic related to the project and whether existing delivery traffic will be impacted. No traffic pattern change will be made for deliveries. The improvements include the installation of a lift and an elevator, Ms. Bradley commented that currently there is only a service elevator. Clarification was provided regarding screening of the generator; a laser cut metal that mimics the fire balconies on campus. The Commission asked about lighting changes. Ms. Bradley responded they may relocate existing lighting but there were no new proposed light posts.

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

VOTED: To approve the Miss Porter's School application for modification of prior approval and site plan approval for addition to building at 60 Main Street with the condition that the engineering comments dated March 4, 2020 are addressed to the satisfaction of the Engineering Department.

The Commission had no issue with the intermediate plan proposed.

#### Carrier Holdings, LLC – 7 Coppermine Road

Accept application for 4-lot re-subdivision of 7 Coppermine Road, R30 zone and schedule public hearing (recommend hearing date of April 13, 2020).

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

VOTED: To accept the Carrier Holdings, LLC application for 4-lot re-subdivision of 7 Coppermine Road, R30 zone and schedule a public hearing for April 13, 2020.

#### **PUBLIC HEARING** (began at 7:38 p.m.)

#### Kamila & Rafal Sadowski – 22 Ellen Drive

Application for special permit for expansion of home in excess of 30% of existing home and total finished living area greater than 2,400 sq. ft. at 22 Ellen Drive, R20 zone. Mr. Sadowski stated he grew up on Ellen Drive and bought the house at 22 Ellen Drive in 2007. His young family is growing, and they would like to expand their one-story home by adding onto the back of the house. Mr. Sadowski provided examples of other houses in the neighborhood over 3,000 sq. ft. in size. The house will retain its one-story appearance; elevations of the expanded home. The existing roof will be removed, and a new gable roof installed. He commented his neighbors are in support of this project. The Commission asked if there are storm water issues on site and what the rear garage space will be used for. Mr. Sadowski responded there are no existing storm water issues and the garage proposed at the back of the house will be used to house his lawnmower and other lawn equipment/furniture.

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

The public hearing was closed at 7:48 p.m.

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

VOTED: To approve the Kamila & Rafal Sadowski application for special permit for expansion of home in excess of 30% of existing home and total finished living area greater than 2,400 sq. ft. at 22 Ellen Drive, R20 zone as presented.

Levesque Properties – 169 Main Street

Application for special permit to construct new house in excess of 2,400 sq. ft. at 169 Main Street, R20 zone. Jason Levesque stated he would like to construct a new colonial style house to replace the home that was destroyed by fire several years ago. The former house was approximately 2,400 sq. ft. Brian Cunningham, P.E., Robert Green Associates, presented the site plan details, specifically the house location. They have been to the Inland Wetland Commission and received approval February 19, 2020. The Farmington Historic District Commission had no concerns with the house as proposed. Additional information such as gutters and retaining wall details are pending with them. There was some discussion for clarification regarding which street they chose to designate the front yard. Main Gate has been designated the front yard and will be used for access to the lot and is so noted on the site plan. The Commission subsequent property owners of 169 Main Street are made aware of the front yard designation. The curb cut on Main Street will not be used for access. There was some discussion regarding fence height; during discussion clarification of the zoning regulations (Article III, Section 3) was provided which limits the height of a fence located within any required yard along a street to four feet unless approved by the Commission. In this case having a corner lot, the lot lines on both Main Street and Main Gate yards is limited to a height of four feet within the required yard for the installation of a fence.

Tom Ciravolo, 6 Main Gate, asked if this application was linked with the Lot 9A1 Main Gate application. Chair Brenneman responded no; this application is separate.

Lucian Dragulski, 7 Daniel Lane, Avon and owner of 185 Main Street, asked the Commission to give thought to the appearance of this house.

Brian Hendrickson, 165 Main Street, complimented Mr. Levesque for his willingness to work with and listen to feedback from neighbors. Mr. Hendrickson commented the former house had a six-foot fence along Main Street. He did not express opposition to the construction of the house.

There public hearing closed at 8:13 p.m.

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

VOTED: To approve the Levesque Properties application for special permit to construct new house in excess of 2,400 sq. ft. at 169 Main Street, R20 zone as presented and on file in the Planning Office with the following conditions:

1. No fence greater than four feet in height shall be installed along Main Street within the required setback area; and
2. A sidewalk shall be installed along the Main Street property line. (Brenneman/St. James voted 5 in favor to 1 opposed (Carrier) to add this condition).

Jason Levesque – Lot 9A1 Main Gate

Application for 4-lot re-subdivision of Lot 9A1 Main Gate, R20 zone. Brian Cunningham, P.E., Milone & MacBroom, stated the proposed re-subdivision of Lot 9A1 will extend the existing road approximately 600 feet. The parcel is not in the Farmington Historic District and is zoned R20. The proposed improvement details for Main Gate were presented along with the lot layout. Conservation Easement areas are depicted on the site plan to the rear of all four lots and a no build area is shown on Lot 2. Mr. Cunningham stated the private road will be paved and that gravity sewer and public water will serve the new lots. Stubs in the sanitary sewer and water line extension will be provided for existing homes on Main Gate to allow them to connect to the services in the future if they chose. The sightline at the entrance of Main Gate north and south on Route 10 meet the requirements of the regulations. The lot sizes and frontage comply with the regulations with the building envelope shown on the site plan. Mr. Cunningham described the improvements for the brook; increased pipe size and retaining wall rebuild. He also stated he has reviewed staff comments and did not express concern addressing the comments in the memo dated March 4, 2020 except for the comment Sheet 1, Comment 1, depicting the Conservation Easement Areas on the existing conditions sheet. It was recommended he work with staff to clarify the request. Discussion included the Inland Wetlands Commission approval and conditions of approval; clarification on the limits of clearing; emergency vehicle access; sidewalk waiver and location of sidewalks on the site plan; and private road entrance improvements. Mr. Cunningham and Mr. Levesque responded and provided clarification through review of the site plans. Trees proposed to be saved are noted on the plan and they will continue to work with the arborist throughout the development process. This is the reason the sidewalk crosses the street and is not a continuous sidewalk along one side of the private road. The applicant has asked for a waiver to eliminate the sidewalk stating the elimination of the sidewalk on the short cul-de-sac private road would not create a safety concern. They also reviewed how the roadway entrance elevation will be brought up.

Richard Schatten, 6 Hatters Lane, asked about the style and size of the proposed houses. He did not express opposition to the application.

Brian Hendrickson, 165 Main Street, said he was happy with Mr. Levesque and his willingness to work with the neighbors. Mr. Hendrickson expressed concern with sightline, additional lots and pedestrian safety on Main Street. Stating the Town plan to improve pedestrian safety on Main Street, but that there is no action plan at this time.

Tom Ciravolo, 6 Main Gate, spoke in opposition to the application expressing concern with the wildlife in the area, traffic and number of houses proposed. He would like the land preserved.

Lucian Dragulski, 7 Daniel Lane, Avon and owner of 185 Main Street, spoke in opposition to the application expressing concern with traffic and the number of houses.

Mr. Levesque responded to concerns expressed stating the roadway improvements improve sightlines, they are preserving trees and have not proposed to create lots smaller than the zone requires. He would prefer to eliminate the sidewalks to lessen the disturbance for the roadway extension.

A letter from Albert Watters and Harold Gorman of 8 Hatters Lane and 24 Carrington Lane dated March 8, 2020 expressing concern of the development on the wildlife and environment was submitted for the record.

Anca Dragulski, owner of 185 Main Street, asked the Commission to consider not overbuilding the site.

Mr. Hendrickson asked for clarification on the Strategic Plan and that staff should work with the Town Plan & Zoning Commission regarding pedestrian improvements. It was recommended he either reach out to the Town Manager's Office or the Town Council regarding the Strategic Plan. The Plan & Zoning Commission maintains the Plan of Conservation and Development and the Town Council the Strategic Plan for the Town.

The public hearing was closed at 9:23 p.m.

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

VOTED: To approve the Jason Levesque application for 4-lot re-subdivision of Lot 9A1 Main Gate, R20 zone as presented and on file in the Planning Office, plan set dated June 25, 2019, revision date January 27, 2020 with the condition that the engineering comments dated March 4, 2020 are addressed to the satisfaction of Engineering Department. Approval of the plan set includes retention of the proposed sidewalks.

Members voting in favor of the re-subdivision felt the lot sizes comply with the requirements of the R20 zone, was consistent with the Plan of Conservation and Development and that the development as presented would not negatively impact traffic or pedestrian safety on Main Street.

### **PLANNER'S REPORT**

No Planner's Report.

### **OTHER BUSINESS**

General discussion from the Commissioners suggested education on portions of the zoning regulations would be helpful and possible adjustments/modifications to specific sections. It was recommended that the Commission start with lighting to include that LED light fixtures are adjustable/dimmable.

### **MINUTES**

#### **February 24, 2020 Meeting Minutes**

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

VOTED: To approve the February 24, 2020 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 10:06 p.m.

*SJM*