

TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION

May 27, 2020

Present for the online web conference was Chair Brenneman, Commissioners Carrier, Grabulis, Pogson, St. James, Schwartz and Alternate Commissioners Halstead, J. Vibert and K. Vibert. The Town Planner and Clerk were also present. Town Council Liaison Capodiferro was also present. The meeting was called to order at 7:02p.m.

**PLEDGE OF ALLEGIANCE** (led by Chair)

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

**NEW BUSINESS**

Lauretano Sign Group – 79 Main Street

Alyson Ibbotson, Lauretano Sign Group, presented a building sign for ion Bank at 79 Main Street, Unionville. The building mounted sign consists of individual fabricated letters and is proposed to be installed on the Main Street side of the building. Two four-foot light dimmable LED light bars will be mounted below the lettering to up light the sign. Ms. Ibbotson next presented a ground sign with an overall height of 5’ 11” by 7’ wide. The sign will be placed on a brick base and be ground lit with four dimmable LED floodlights. The site plan submitted with the application shows the proposed location of the ground sign west of the driveway more than twenty feet from the road. The Commission asked some clarifying questions regarding lighting and sightlines.

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

VOTED: To approve the Lauretano Sign Group sign application for 79 Main Street, Unionville, as presented and on file in the Planning Office with the condition the lighting be reviewed one year after completion of the project. Adjustments may be requested at that time.

Frank & Jennifer Albert – 42 Woodruff Road

Accept application for special permit for expansion of home in excess of 2,400 sq. ft. at 42 Woodruff Road, R20 zone and schedule public hearing (recommend hearing date of June 8, 2020).

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

VOTED: To accept the Frank & Jennifer Albert application for special permit for expansion of home in excess of 2,400 sq. ft. at 42 Woodruff Road, R20 zone and schedule public hearing for June 8, 2020.

**PUBLIC HEARING**

Brett and Lindsey Dappollonio – 16 Whispering Rod Road

Commissioner Grabulis recused himself from this matter. Alternate Commissioner Keith Vibert was appointed to vote in his place.

Application for special permit to construct home in excess of 3,200 sq. ft. at 16 Whispering Rod Road. Lindsey Dappollonio said they lost their home to a fire January 2, 2020. The house has been demolished to the foundation and they are looking to rebuild. They would like to construct a home larger than they had but that is consistent with homes in their neighborhood. The Commissioners asked some clarifying questions regarding the regulations and if the applicant has received feedback from neighbors on the proposed new home. Mrs. Dappollonio responded she has received verbal support from neighbors. No public comment has been submitted to the Planning Office.

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

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

VOTED: To approve the Brett and Lindsey Dappollonio application for special permit to construct home in excess of 3,200 sq. ft. at 16 Whispering Rod Road as presented and on file in the Planning Office.

### **NEW BUSINESS**

#### **Agnes Sienicki – 250 - 254 Main Street**

Commissioner Pogson recused himself from this matter. Alternate Commissioner J. Vibert was appointed to vote in his place on this matter.

Site plan application for removal and replacement of trees. This item was moved down the agenda because the applicant was having difficulty connecting to the online meeting. Peter Powell presented for the applicant. He stated they would like to remove dangerous trees as shown on the Tree Removal & Replacement Plan for 250-254 Main Street prepared for Farmington Village Condominiums, Farmington, Conn. with a revision date of May 26, 2020. In addition, 244 LLC submitted a letter dated May 26, 2020 stated 248 Main Street will not replace or remove the two Royal Red Norway Maple trees in front of 248 Main Street. The plan will remove twenty trees to be replaced with thirty additional Emerald Green Arborvitae 5-6 feet high and approximately 8 feet apart along its rear linear fence. The original site plan proposed twenty Emerald Green Arborvitae. Mr. Powell stated thirty arborvitae will be purchased locally. A letter dated May 13, 2020 was submitted from James Pogson, adjacent property owner, regarding the submission. Town Planner DeVoe recommended the Commission require a bond be set by the Development Specialist if they choose to approve this application. There was some discussion regarding the number of trees proposed for removal and the proposed distance between planted arborvitae of eight feet on center it too large a gap. Town Planner DeVoe had asked the applicant to consider front yard planting but they did not propose. He stated the Commission can ask for front yard planting. There was further discussion about the plantings and the importance of maintenance of them. The Commissioners came to consensus that planting of the arborvitae should be four feet on center for a plant five to six feet tall.

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

VOTED: To approve the Agnes Sienicki site plan application for removal and replacement of trees at 250-254 and 248 Main Street with the condition that the replacement trees be five to six

feet tall Emerald Green Arborvitae planted four feet on center and a bond shall be submitted prior to the removal of trees. The applicant shall work with the Development Specialist to determine the bond amount.

## **OLD BUSINESS**

### **Michael Kwas - 124 Mountain Road**

Commissioner Grabulis recused himself from this matter. Alternate Commissioner Halstead was appointed to vote in place of Commissioner Grabulis on this matter.

Application for Special Permit for amateur radio tower in excess of 45 ft and less than 65 ft and application for residential helipad at 124 Mountain Road, R80 zone. The public hearing was closed May 11, 2020.

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

VOTED: 2 in favor (Brenneman, Carrier) to 4 opposed (Pogson, Halstead, St. James, Schwartz) to approve the Michael Kwas application for amateur radio tower in excess of 45 ft and less than 65 ft and application for special permit for residential helipad at 124 Mountain Road, R80 zone, as presented and on file in the Planning Office with the following conditions:

1. The applicant shall submit an official survey of this property to confirm the lot size and landing zone setbacks; landing zone setback may not be within the Ridgeline Protection Area;
2. The hours of operation of the helipad are limited to 9 a.m. to 5 p.m. weekdays and 10 a.m. to 2 p.m. weekends;
3. The residential helipad is limited to use of a small two-seater light series helicopters;
4. The applicant shall maintain a log of flight plans including dates and times of arrivals and departures to be presented in one year; and
5. This approval shall be reviewed in one year.

The motion failed and the application was denied.

Members voting in opposition to the application expressed concern that the proposed use was not consistent/appropriate for the neighborhood, safety concern/risk to the neighborhood too great and that the special permit approval and conditions runs with the land and is not limited to the applicant.

Members voting in favor of the application felt safety was not an issue, a clear flight path had been presented to avoid flying over residences, noise as explained by Mr. Chase during the public hearing would not be an issue.

## **PLANNER'S REPORT**

### **449 Cooke Street**

The owner of this industrial property received administrative approval for an addition to an existing storage building in March. He came back asking for a new location and a larger, stand-alone building. He indicated that there a conflict with an Eversource easement that necessitated the move of the structure. After a brief discussion the Commission indicated they want a formal site plan application for the new location due to the increased size and proximity to the property line.

Goddard School – 6 Bridgewater Road

The Director of the Goddard School is dealing with an Executive Order to limit class size and has identified space at 2 Bridgewater Road she can lease. The new location is not approved for school use and a special permit/public hearing would be required to locate an overflow class there. After some discussion the Commission agreed to permit this on a temporary basis, like other temporary approvals, with a conditional approval where the occupancy would be subject to termination after the Executive Order is lifted. The Commission also agreed to a reasonable extension of time (30 days) after the Executive Order is lifted, and if the space works out, offered the School and the owner the option of filing a formal application for the permanent change of use within that timeframe.

Plant 17 LLC – 1179 Farmington Avenue

Town Planner DeVoe informed the Commission a Cease & Desist Order has been issued to Plant 17 LLC for regulated activity done within wetlands/upland review area without a wetland permit at 1179 Farmington Avenue. An aerial of the site was presented to describe the area of disturbance. The matter may come before this Commission in the future.

**MINUTES**

Meeting Minutes

05-11-20

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

VOTED: To approve the May 11, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:44 p.m.

*SJM*