

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

June 22, 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, Assistant Town Planner and Clerk were also present. The meeting was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE (led by Chair)

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

VOTED: To add Colt Highway LLC to the agenda as New Business Item No. 4 for determination of significance regarding proposed project to construct four detached garage buildings at 299 Colt Highway.

NEW BUSINESS

Palazzo Drive Subdivision

Attorney Tim Furey presented the Robert Palazzo June 8, 2020 request for 90-day extension of time to submit subdivision documents for filing on the Land Records. This is the second extension of time and they expect to have all documents ready for filing shortly.

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

VOTED: To grant the June 8, 2020 request for 90-day extension of time to submit Palazzo Drive subdivision documents for filing on the Land Records as requested.

Farmington Heritage Trail Crossing – 155 Scott Swamp Road

Commissioner Schwartz recused herself from this application. Alternate Commissioner Halstead was appointed to vote in place of Commissioner Schwartz on this matter.

Attorney Tim Furey presented the sign application for Farmington Storage. Two building signs are proposed; one sign is approximately 45 sq. ft. and the second sign approximately 44 sq. ft. Both signs comply with the zoning regulations for size and location. Lighting proposed for the building signs are wall mounted LED fixtures positioned to shine down onto the sign. Detached sign proposed height has been reduced to be under six feet tall. The applicant has a lease with the State DOT for landscaping and if the State does not approve the proposed location of the sign within the leased area, they will move the sign back into the property. LED ground lighting is proposed for the detached sign. All lighting will be dimmable. The existing detached corner sign lists the tenants in the building and is used as a directional sign.

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

VOTED: To approve the Farmington Heritage Trail Crossing sign application for 155 Scott Swamp Road as presented and on file in the Planning Office.

Michael Kwas – 124 Mountain Road

Accept application for special permit for amateur radio tower not more than 65 feet in height at 124 Mountain Road, R80 zone and schedule public hearing (recommend hearing date of July 6, 2020).

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

VOTED: To accept the Michael Kwas application for special permit for amateur radio tower not more than 65 feet in height at 124 Mountain Road, R80 zone and schedule public hearing for July 6, 2020.

Colt Highway LLC – 299 Colt Highway

Assistant Town Planner Rutherford commented Ben Tripp, Metro Realty, was present for questions but that she was seeking an administrative determination from the Commission on an application received for 299 Colt Highway. They have submitted an application to construct four detached garage structures on the existing luxury apartment development site. She would like the Commission to determine if they feel a public hearing is required or if a site plan review is appropriate and that no public hearing is necessary. The Commission asked the proposed use of the garages. Mr. Tripp responded the garage units are exclusive use for the residents of the complex. The garage spaces will be enclosed and are proposed on existing parking spaces; there will be minimal impact to the impervious coverage of the site.

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

VOTED: To make the determination that the Colt Highway LLC application to construct four detached garage structures at 299 Colt Highway does not require a public hearing. The proposal falls within the existing use of the site.

PUBLIC HEARING

Joanna Wroblewski – 35 Taine Mountain Road

Application for special permit to raise 11 hens at 35 Taine Mountain Road, R40 zone. Ms. Wroblewski would like permission to raise 11 hens as a hobby for her family. The coop is proposed to be located next to her detached garage and approximately 70 feet from the side property line. Waste from the hens will be composted and used in her gardens. Ms. Wroblewski spoke with her immediate neighbors and they are in support of her application. No opposition has been received by the Planning Office. The Commission asked for clarification on the coop to ensure the hens will be in an enclosed, secure space. Ms. Wroblewski indicated the coop will be a 4 ft by 12 ft enclosure.

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

The public hearing closed at 7:30 p.m.

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

VOTED: To approve the Joanna Wroblewski application for special permit to raise 11 hens at 35 Taine Mountain Road, R40 zone to June 22, 2020 as presented and on file in the Planning Office with the following conditions:

1. No roosters are permitted; and
2. The application will be reviewed in one year for complaints.

The Metro Realty Group, Ltd. – Text Amendment

Application for text amendment to the Special Innovation Floating Zone. Attorney Christian Hoheb provided background on the Special Innovation Zone/UConn Health Area. Attorney Tim Hollister, Shipman & Goodwin, reviewed that the Plan of Conservation and Development was amended in 2017 and the Special Innovation Floating Zone was adopted in 2017 to encourage variety and flexibility in development within the UConn Health Center Area and the I-84 Corporate Office Area. This text amendment proposes to add definitions, standards and limitations for types of development allowed and require innovative design and layout. The intent is to create an environment where people can work, live and play without the need of a vehicle; allowing higher density living, walkable and bikeable community. Attorney Hollister reviewed each section of the amendment. The Commission asked for clarification on the area the floating zone can be applied. Assistant Town Planner Rutherford provided clarification as shown in the presentation, adding that as the current regulation is written there are other PR zoned parcels that are outside these areas that someone could try to apply the regulation to; she also clarified that the UCONN Health Center neighborhood as shown matches the area depicted in the POCD. The Commission asked why the amendment removes the Architectural Design Review Committee review requirement. Town Planner DeVoe responded Design Review Committees jurisdiction by statute is limited to village districts only. There was further discussion as to why the amendment is being proposed. The response was that the current regulation does not provide a lot of direction or support for Staff when trying to provide guidance to potential developers, nor does it provide clear direction for the Commission when reviewing applications. This developer has worked closely with staff on the proposed amendment. There was some discussion regarding coverage and building height. The proposed amendment is in line with the Medical Office Campus and Medical Office Research Floating zone regulations.

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

The public hearing closed at 8:32 p.m.

Alternate Commissioner Halstead recused himself from discussion of this matter.

Commissioner Carrier made a motion to approve the Metro Realty Group, Ltd. application for text amendment to the Special Innovation Floating Zone as submitted and on file in the Planning Office. Commissioner Grabulis seconded. Discussion ensued and because not all Commissioners were ready to vote on the matter, Commissioners Carrier and Grabulis withdrew their motion.

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

VOTED: To table the decision of the Metro Realty Group, Ltd. application for text amendment to the Special Innovation Floating Zone for no more than 65 days.

PLANNER'S REPORT

This is Town Planner DeVoe's last Plan & Zoning Commission meeting. Chair Brenneman thanks the Town Planner for his work with the Commission and wishes him well on his future endeavors.

MINUTES

Meeting Minutes

06-08-20

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

VOTED: To approve the June 8, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:46 p.m.

SJM

DRAFT