TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION  

July 20, 2020  

Present for the online web conference was Chair Brenneman, Commissioners Carrier, Grabulis, Pogson, St. James, Schwartz and Alternate Commissioners Halstead and J. Vibert. The Interim Town Planner and Clerk were also present. The meeting was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE (led by Chair)

The Chair stated for the record there are no public hearing matters on tonight’s agenda.

NEW BUSINESS

Trumpf, Inc. – 3 Johnson Avenue

Request to install 6-ft. fence along portion of Hyde Road frontage. The Commissioners received correspondence from the Town Attorney regarding the question of accepting/receiving public comment for non-public hearing matters. A determination would need to be made by the Commission if the matter is significant and that a public hearing process was appropriate. If the Commission deems a public hearing is appropriate, it would be up to the applicant to determine if they would like to proceed with their request. The Commission was polled.

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

VOTED: 2 in favor (Pogson, St. James) to 4 opposed to determine the Trumpf, Inc. request to install 6-ft. fence along portion of Hyde Road frontage is significant in nature and a public hearing is appropriate. The motion failed.

John Myska, Trumpf, Inc., explained the extent of the request. The fence is proposed in an area where there is a gap along the lower portion of the planted buffer/white pine trees. Photos were displayed to show how the proposed fence will look along Hyde Road. The proposed Eagle fence is a commercial grade fence, black in color and will look similar to shade in some areas. He has worked closely with Staff since plantings were lost due to road salt to enhance the planted buffer. The Commission asked if additional trees will be removed to install the fence. Mr. Myska responded he anticipates little disturbance to vegetation, although some branches will be trimmed to accommodate the fence. Mr. Myska was asked if the evergreens planted with the expanded parking area are expected to fill in gaps within ten years. He spoke to the different varieties and his anticipation that they should do a good job of filling in the gaps in five to ten years. Photos of the post and cable fence were shown to show where a portion of the fence will be installed. The post and cable fence will be removed in the area where the fence is to be installed.

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

VOTED: To approve the Trumpf, Inc. request to install 6-ft. fence along portion of Hyde Road frontage as presented and on file in the Planning Office.
Miss Porter’s School – 3 Porter Road

Site plan approval to expand existing Dance Barn. Katie Bradley provided details on the proposed addition to provide space for a changing room, rest rooms and vestibule at the Dance Barn. Regrading between the new entrance and parking area will be completed to provide and ADA accessible route between the parking and the building. Ms. Bradley also described HVAC system updates being made as part of this project. There was general discussion regarding the façade, grading and parking lot improvements for clarification. The application is scheduled for the July 21, 2020 Farmington Historic District Commission for approval.

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

VOTED: To approve the Miss Porter’s School site plan application for expansion of Dance Barn at 3 Porter Road as presented and on file in the Planning Office.

Sign Pro Inc. – 81 Spring Lane

Tracy Becker, Sign Pro Inc., presented the sign application for Saar Corporation. The new brick monument sign is proposed in the same location and is set back 26’ from the roadway. Sign panels on both sides of the monument sign are non-illuminated, aluminum panels with vinyl text. Existing ground lighting will be kept in place. The Commission asked some clarifying questions.

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

VOTED: To approve the Sign Pro Inc. sign application for 81 Spring Lane as presented and on file in the Planning Office.

Lauretano Sign Group – 79 Main Street

Alyson Ibbotson, Lauretano Sign Group, presented three non-illuminated directional signs proposed at the new ion Bank in Unionville toward the rear of the site. Ms. Ibbotson reviewed the proposed locations. The Commission did not express concern with the directional signs.

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

VOTED: To approve the Lauretano Sign Group sign application to install three directional signs at 79 Main Street, Unionville as presented and on file in the Planning Office.

FHDC – Study Report

Interim Town Planner presented the study report submitted by Lisa Johnson and explained the approval process to expand the Farmington Historic District that will take place moving forward. These homeowners have volunteered/requested to add their homes to the District. There was a brief discussion.

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

VOTED: To forward a positive referral to the Farmington Historic District Commission in support of the 2020 Farmington Historic District Study Report as submitted.
Jason Lafleur – 319 Scott Swamp Road

Accept application for special permit to raise up to ten (10) hens and schedule public hearing (recommend hearing date of September 14, 2020).

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

Voted: To accept the Jason Lafleur application for special permit to raise up to ten (10) hens and schedule public hearing for September 14, 2020.

244 Main Street LLC – 240, 244, 248 Main Street

Accept application for special permit, site plan and waiver for expansion of office, personal service and retail buildings and schedule public hearing (recommend hearing date of September 14, 2020).

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

Voted: To accept the 244 Main Street LLC application for special permit, site plan and waiver for expansion of office, personal service and retail buildings and schedule public hearing and schedule a public hearing for September 14, 2020.

OLD BUSINESS

The Metro Realty Group, Ltd. – Text Amendment

Application for text amendment to the Special Innovation Floating Zone. The hearing was closed June 22, 2020.

A motion was made and seconded (Pogson/St. James) to approve the Metro Realty Group, Ltd. text amendment to the Special Innovation Floating Zone.

A discussion ensued in response to the opinion letter from Attorney Robert DeCrescenzo regarding making a revision to the proposed amendment to the height of buildings proposed adjacent to single family residential properties. The legislative power of the Commission was reviewed as it relates to the floating zone; applications to consider a change of zone, if an element of a site plan is not appropriate, the Commission may deny the application. Possible alternate wording to the text amendment were provided with the agenda review. After further discussion the Commissioners were polled.

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

Voted: 5 in favor to 1 opposed (Grabulis) to revise the proposed text amendment regarding height to read:

Height. Buildings shall not exceed four stories or 45 feet in height. Developments contiguous to a single-family residential zone (excepting UCONN Hospital parcels) shall require a 5/6 vote for building heights of four stories or 45ft; otherwise these buildings shall not exceed three stories or 40 feet.

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

VOTED: To approve the Metro Realty Group, Ltd. application for text amendment to the Special Innovation Floating Zone as amended.

PLANNER’S REPORT

16 Brickwalk

Interim Town Planner Rutherford stated Patrick Downend, owner of 16 Brickwalk, received approval in 2013 to construct this building with two offices and two one-bedroom apartments on the first floor and two two-bedroom apartments on the second floor. He would like to obtain the necessary building permits to convert the two office spaces to one-bedroom apartments. Residential is already approved for the building and the building is permitted by the zone to contain all residential units. There are no parking or traffic impacts and no exterior changes to the building proposed. The Commission was asked if there were any comments or concerns. Mr. Downend was present to answer questions. The Commission did not express concern with the proposed conversion of the office space to residential and agreed that permits with the Plan and Zoning Commission were not required.

MINUTES

Meeting Minutes

07-06-20

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

VOTED: To approve the July 06, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:24 p.m.

SJM