

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

September 14, 2020

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

Interim Town Planner read the legal notice into the record.

The Chair appointed Alternate Commissioner K. Vibert to vote in place of Commissioner St. James for all matters on this agenda.

PLEDGE OF ALLEGIANCE (led by Chair)

NEW BUSINESS

Artfx – 1007 Farmington Avenue

Lawrin Rosen and Lynda Laureano with Artfx presented the request to replace the existing building and freestanding signs at 1007 Farmington Avenue. The new signs will be installed in the same location as the existing signs. The new building sign has a fabricated background with acrylic letters and a new logo with an overall area of approximately 33 sq. ft. The existing lighting on the building sign will be moved and mounted below the sign providing upward lighting. The new freestanding sign is double-sided and made of the same material as the new building sign. Existing ground lighting will remain in place. The overall area of the freestanding sign will be 16.14 sq. ft.

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

VOTED: To approve the Artfx sign application for edericks at 1007 Farmington Avenue as presented and on file in the Planning Office.

ADRC - Reappointments

Architectural Design Review Committee members Tim Eagles and Dean Burhoe terms has expired and would like to continue membership on the Committee.

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

VOTED: To reappoint Tim Eagles and Dean Burhoe to a term of three years on the Architectural Design Review Committee.

Metro Realty Group Ltd. – 1 Munson Road

Accept application for text amendment to the Medical Office/Research Floating Zone and schedule a public hearing (recommend hearing date of September 28, 2020).

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

VOTED: To accept the Metro Realty Group Ltd. application for text amendment to the Medical Office/Research Floating Zone and schedule a public hearing for September 28, 2020.

1 Munson Road LLC – 97, 101, 103 South Road & 1, 11 Munson Road

Site plan modification. *Commission to make determination on significance of application for site plan modification in accordance with Article IV. Section 12.* Interim Town Planner Rutherford provided a review of the prior approval to construct a three-story medical office building at this location; reviewing the approved site plan. The site plan application received shows two smaller two-story buildings at the same general location with no other substantive changes to the approved site plan. Following a brief discussion, the Commission did not feel the change warranted a public hearing.

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

VOTED: To make the determination that the 1 Munson Road LLC site plan modification shall proceed without a public hearing as a new business agenda item.

Lee T. Ferguson – 2 Pequabuck Lane

Jeremy Carothers presented the request to install a six-foot fence along the Route 10/Main Street portion of the property. Photos were provided to show the row of mature white pine trees whose lower limbs are falling and some lower bushes behind which they propose to install a black vinyl fence for additional privacy. The Commissioners asked clarifying questions regarding the style/color of fence and location within the trees.

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

VOTED: 5 in favor to 1 opposed (Pogson) to approve the Lee T. Ferguson request for fence exception for 2 Pequabuck Lane as presented and on file in the Planning Office.

PUBLIC HEARINGS

Jason Lafleur – 319 Scott Swamp Road

Application for special permit to raise up to ten (10) hens at 319 Scott Swamp Road. Mr. Lafleur stated he would like to install a chicken coop with a 20' x 20' fence around the coop to raise up to ten hens. The eggs would be for his family's consumption. A detail drawing of the proposed coop is part of the application file. The Commission asked the applicant if he had any objection to the conditions to have no rooster, a maximum of ten hens and a one-year review for complaints. Mr. Lafleur stated he had no issue with those conditions.

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

The public hearing closed at 7:42 p.m.

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

VOTED: To approve the Jason Lafleur application for special permit to raise up to ten (10)

hens at 319 Scott Swamp Road as presented and on file in the Planning Office with the following conditions:

1. No roosters are permitted;
2. This approval is limited to a maximum of ten hens; and
3. The application will be reviewed in one year for complaints.

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

Application for special permit, site plan and waiver for expansion of office, personal service and retail buildings at 240, 244, 248 Main Street, B1 zone.

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

Philip Doyle, LADA, provided some history of the site for background and then presented the improvements the new owner is proposing. Additions to 244 and 248 Main Street. No changes are proposed for the building at 240 Main Street. The proposed site plan shows a sidewalk extended along Main Street, new landscaping, drainage and parking improvements. Mr. Doyle stated the overall impervious coverage will be reduced from 62% to 57%. Also, proposed is the merging of the lots for 240, 244 and 248 Main Street. Hilary Donald, L'Arc Architects, presented the detailed building elevations with revision dates of May 3, 2020.

Mr. Doyle responded to correspondence received from James and Lorretta Pogson regarding parking along Route 10 in front of their site. They have no concern changing their proposal to retain parking in the State right-of-way instead of converting to green space if the Commission makes that determination.

Amy Suffredini, Chair of the Economic Development Commission, read their letter of support into the record.

Correspondence has been received from James and Lorretta Pogson at 256 Main Street dated September 14, 2020; Christos Stergiotis, owner of buildings 3, 4 and 5 on 250 Main Street received September 11, 2020; Peter Powell, PCS Properties CT dated September 5 and 9, 2020 and is part of the record.

The public hearing closed at 8:30p.m.

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

VOTED: To approve the 244 Main Street LLC application for special permit to reduce parking stall length and aisle width and expand office use at 244 and 248 Main Street, site plan approval for site improvements related to expansion of 244 and 248 Main Street and waiver of the landscape regulations at 240, 244 and 248 Main Street, B1 zone as presented and on file in the Planning Office with the condition that the parking along Route 10 in front of 244 and 248 Main Street is retained.

PLANNER'S REPORT

Executive Order

The Executive Order has been extended to November 12, 2020 for outdoor dining. Interim Town Planner Rutherford is reviewing the Order and will be consulting with the FVHD regarding the installation of tents with sides, creating an enclosed space.

Lord & Taylor

Lord & Taylor is closing and the company that owns them holds a long-term lease with the Westfarms Mall. They are looking to re-tenant the space and have reached out to staff to discuss possible uses for the space and if they decide to pursue another use a special permit application will be made for the Commission to consider.

Economic Development Director

Interim Town Planner Rutherford would like to have Rose Ponte provide a report to the Commission about the business trends in Town.

MINUTES

Meeting Minutes

07-20-20

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

VOTED: To approve the July 20, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:50 p.m.

SJM