TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
September 28, 2020

Present for the online web conference was Chair Brenneman, Commissioners Carrier, Grabulis, Pogson, Schwartz, St. James 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.

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

PLEDGE OF ALLEGIANCE (led by Chair)

PUBLIC HEARINGS

Metro Realty Group Ltd.

Application for text amendment to the Medical Office/Research Floating zone. Kyle Richards, Metro Realty Group, presented the request to amend the MORF regulation; specifically, to reduce the minimum separation between buildings from 50 feet to 30 feet. Mr. Richards provided a site plan of the South and Munson Roads properties previously approved for a single building, and how two buildings could be designed with 30 feet separation. Several other zones do not have minimum spacing requirements. Commissioners asked general clarification questions regarding the need for the amendment, fire safety and access between buildings.

Jay Bombara, 13 Mountain Road, made general comments about the request.

The public hearing closed at 7:24 p.m.

Upon a motion made and seconded (St. James/Carrier) it was unanimously VOTED: To approve the Metro Realty Group Ltd. application for text amendment to the Medical Office/Research Floating zone as presented and on file in the Planning Office and sets an effective date of the changes of fifteen (15) days after the publication of the notice of decision (October 23, 2020).

NEW BUSINESS

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

Kyle Richards, Metro Realty Group, presented the application for site plan modification orienting the Commission to the site and briefly reviewing the current approved site plan for a single medical office building. The site plan modification proposes twin buildings two stories high. One building would be constructed immediately and the other at some point in the future. Tom Daly, P.E., Milone & MacBroom, provided a comparison of the existing site plan approval and the proposed modification. They are very similar site layouts. The building square footage is less, and parking has been reduced as a result. Landscaping and buffer areas were reviewed, and Mr. Daly presented site circulation improvements. They are confident they will be able to address all comments in the September 11, 2020 Engineering comments. The
Commissioners asked clarifying questions regarding timing of construction, building height, grading and the number of entrances/exits for safety. The building details and site elevations were reviewed for clarification.

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

VOTED: To approve the 1 Munson Road LLC application for site plan modification for 97, 101, 103 South Road and 1, 11, Munson Road as presented and on file in the Planning Office and sets an effective date the day after the effective date of the MORF text amendment (October 24, 2020).

Colt Highway LLC – 299 Colt Highway

Application for site plan modification has been withdrawn.

Mark LaVigne – 276 Main Street

Attorney Robert Feiner represented Mr. LaVigne and presented the sign application. Mr. LaVigne would like to install a tenant panel for his barber shop business on the existing tenant monument sign located near the southern driveway. Mr. LaVigne also proposed to install an unlit barber pole just outside the northerly parking area to direct customers to park in this area. The entrance to the barber shop business is closest to the northern parking area. The Commission asked general clarification questions for orientation/location of the multi-tenant building.

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

VOTED: To approve the Mark LaVigne sign application for 276 Main Street as presented and on file in the Planning Office.

UHDPC Study Report

Interim Town Planner Rutherford presented the UHDPC Study Report. Four properties are proposed to be added to the Unionville Historic District.

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

VOTED: To forward a positive referral to the UHDPC and the Town Council to accept the Study Report as submitted.

Farmington Commons Association, Inc. – 790 Farmington Avenue

Accept application for change of zone from B1 to FC/FV for property located at 790 Farmington Avenue and schedule public hearing (recommend hearing date of October 14, 2020).

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

VOTED: To accept the Farmington Commons Association, Inc. application for change of zone from B1 to FC/FV for property located at 790 Farmington Avenue and schedule public hearing for October 14, 2020.
RPG Farmington Commons LLC – 790 Farmington Avenue

Accept application for special permit for residential use at 790 Farmington Avenue, FC/FV zone and schedule public hearing (recommend hearing date of October 14, 2020).

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

VOTED: To accept the RPG Farmington Commons LLC application for special permit for residential use at 790 Farmington Avenue, FC/FV zone and schedule public hearing for October 14, 2020. The Commissioners confirmed a referral to the ADRC was not needed for this application.

Joan Creel – 9 Pearl Street

Accept application for special permit to construct accessory structure >700 sq. ft. at 9 Pearl Street, R20 zone and schedule public hearing (recommend hearing date of October 14, 2020).

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

VOTED: To accept the Joan Creel application for special permit to construct accessory structure >700 sq. ft. at 9 Pearl Street, R20 zone and schedule public hearing for October 14, 2020.

JDA Farmington LLC – 784 Farmington Avenue

Accept application for special permit and site plan approval to relocate existing building and construct new bank branch at 784 Farmington Avenue, FC/FV zone and schedule public hearing (recommend hearing date of October 26, 2020).

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

VOTED: To accept the JDA Farmington LLC application for special permit and site plan approval to relocate existing building and construct new bank branch at 784 Farmington Avenue, FC/FV zone and schedule public hearing for October 26, 2020.

PLANNER’S REPORT

Executive Order

The Executive Order has been extended to November 12, 2020 for outdoor dining. Interim Town Planner Rutherford has reviewed the Order and asked the Commission to authorize her to approve the installation of tents over outdoor dining previously approved. The installation of tents shall be allowed only as long as the Governor’s Executive Order allows expanded outdoor dining, as amended; or when full capacity for indoor dining is allowed.

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

VOTED: To authorize Interim Town Planner Rutherford to approve the installation of tents over outdoor dining previously approved. The installation of tents shall be allowed only as long as
the Governor’s Executive Order allows expanded outdoor dining, as amended; or when full capacity for indoor dining is allowed.

Robert’s Rules of Order

Chair Brenneman expressed appreciation for Interim Town Planner Rutherford’s efforts to provide the Robert’s Rules information to the Commission to help everyone while we continue to conduct business remotely.

Interim Town Planner Rutherford reminded the Commissioners they can reach out any time they have questions about Robert’s Rules. Commissioner Pogson commented he had asked for the additional information and was appreciative of the materials provided.

Economic Development Director

Rose Ponte, Economic Development Director, provided a report to the Commission about the business trends in Town. The Commissioners found her presentation very informative and they look forward to a quarterly update.

338 Meadow Road

The current owner of 338 Meadow Road has applied for a building permit to demolish the existing house. The plan is to construct a new house in its place. Per the zoning regulations the Commission needs to approve this activity.

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

VOTED: To approve the demolition of 338 Meadow Road.

MINUTES

Meeting Minutes

09-14-20

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

VOTED: To approve the September 14, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 9:27 p.m.

SJM