

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

October 14, 2020

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

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

Alternate Commissioner J. Vibert was appointed to vote on behalf of Commissioner Schwartz.

PLEDGE OF ALLEGIANCE (led by Chair)

NEW BUSINESS

Lauretano Sign Group – 111 Scott Swamp Road

Alyson Ibbotson, Lauretano Sign Group, presented the request to replace the monument sign at 111 Scott Swamp Road. The name of the assisted living/memory care facility has changed and the new sign panel will be placed on a brick base. The Commission asked for confirmation that the sign location and size comply with the zoning regulations.

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

VOTED: To approve the Lauretano Sign Group sign application for 111 Scott Swamp Road as presented and on file in the Planning Office.

Maha El-Hawi – 121 Birdseye Road

Accept application for special permit to expand home in excess of 30% and in excess of 2400 sq. ft. of living area, R20 zone at 121 Birdseye Road and schedule public hearing (recommend hearing date of November 9, 2020).

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

VOTED: To accept the Maha El-Hawi application for special permit to expand home in excess of 30% and in excess of 2400 sq. ft. of living area, R20 zone at 121 Birdseye Road and schedule public hearing for November 9, 2020.

MJD Builders LLC – 338 Meadow Road

Accept application for special permit to construct new home in excess of maximum allowable, R40 zone at 338 Meadow Road and schedule public hearing (recommend hearing date of November 9, 2020).

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

VOTED: To accept the MJD Builders LLC application for special permit to construct new home in excess of maximum allowable, R40 zone at 338 Meadow Road and schedule public hearing for November 9, 2020.

Hayes Kaufman Farmington Associates, LLC – 838 Farmington Avenue

Accept application for special permit for Health Care Diagnostic (medical office) use at 838 Farmington Avenue, Unit 850, B1 zone and schedule public hearing (recommend hearing date of November 9, 2020).

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

VOTED: To accept the Hayes Kaufman Farmington Associates, LLC application for special permit for Health Care Diagnostic (medical office) use at 838 Farmington Avenue, Unit 850, B1 zone and schedule public hearing for November 9, 2020.

PUBLIC HEARINGS

Farmington Commons Association, Inc. – 790 Farmington Avenue

Application for change of zone from BR to FC/FV for property located at 790 Farmington Avenue. This matter is tabled until the October 26, 2020 meeting.

RPG Farmington Commons LLC – 790 Farmington Avenue

Application for special permit for residential use at 790 Farmington Avenue, FC/FV zone. This matter is tabled until the October 26, 2020.

Joan Creel – 9 Pearl Street

Application for special permit to construct accessory structure >700 sq. ft. at 9 Pearl Street, R20 zone. William Rourke presented the request; the existing three bay barn is approximately two feet from the property line. They propose to demolish this structure and construct a new 960 sq. ft. three-car garage six feet from the property line. The new structure has a storage loft area above. The proposed location and height comply with the requirements of the zoning regulations for accessory structures. The Commission asked for confirmation the area above the garage is storage only and a brief description of the building materials.

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

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

VOTED: To approve the Joan Creel application for special permit to construct accessory structure >700 sq. ft. at 9 Pearl Street, R20 zone as presented and on file in the Planning Office.

PLANNER'S REPORT

Farmington Heritage Trail Crossing LLC - 155 Scott Swamp Road

This project is ready for a Certificate of Occupancy. Interim Town Planner Rutherford shared three small changes noted when final inspection was conducted. First the color of the overhead

storage doors. The applicant stated they spoke with former Town Planner DeVoe about the color of the doors and was told the Town cannot regulate the color. There is no written evidence of this conversation. Upon question from one of the Commissioners, Staff has reviewed the statutes and asked the Town Attorney to provide an opinion. The Town Attorney confirmed that color cannot be regulated in this zone. The second item was the location of the approved sign for the storage facility. The approved location was on the street side of the guiderail, but the sign was ultimately installed on the light pole in the parking area. Lastly, the dumpster enclosure was approved as chain link fence with plantings and they constructed the enclosure with block wall to match the building with chain link gate access. There was a brief discussion for clarification. It was the consensus of the membership they had no issue with staff signing off on the Certificate of Occupancy.

MINUTES

Meeting Minutes

09-28-20

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

VOTED: To approve the September 28, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 7:36 p.m.

SJM