

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

February 9, 2015

Present were Chairman Dunn, Commissioners Doeg, Fraprie, Jarvis and Matava and Alternate Commissioners Bagdigian and Houf and the Town Planner. Secretary Doeg opened the meeting at 7:00 p.m. and read the legal notice into the record. Town Council Liaison Mastrobattista was also present.

Chairman Dunn explained the process of the meeting and appointed Alternate Commissioner Bagdigian to vote on behalf of Commissioner Brenneman.

PUBLIC HEARINGS

Tinasha Amunugama – 254 Main Street

Special permit for daycare/preschool center use at 254 Main Street, B1 zone. Town Planner Warner stated the applicant could not be present and asked the hearing be continued to the next meeting.

Upon a motion made and seconded (Doeg/Matava) it was unanimously

VOTED: To continue this matter to the February 23, 2015 meeting.

Heather Grahling – 775 Farmington Avenue

Special permit for retail use at 775 Farmington Avenue, B1 zone. Ms. Grahling explained she would like to operate a retail shop at 775 Farmington Avenue. She is also seeking approval for signs. She used a PowerPoint presentation to further describe her retail store and proposed signs. The retail store will sell colorful gifts and small home furnishings. Commissioner Doeg asked clarifying questions about the proposed sign location and lighting. Ms. Grahling clarified she will be back with lighting but is thinking about installing lighting for the sign in front of the building and this light will shine down onto the sign. She understands she will need to obtain approval from the Farmington Historic District Commission and this Commission.

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

The hearing closed at 7:09 p.m.

Commissioner Doeg moves and Commission Jarvis seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit and signs for the operation of a retail shop at 775 Farmington Avenue; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3(c); and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission approves the special permit and sign application with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations and representations made by the applicant.
- The applicant shall come back to the Commission for approval for lighting of signs.

The motion passed unanimously.

NEW BUSINESS

DC Development – 1789, 1803, 1807 New Britain Avenue

Request for extension of time of 45 days to record mylar map on land records for subdivision approved at 1789, 1803, 1807 New Britain Avenue. The applicant submitted a letter dated January 15, 2015 requesting the extension of time.

Upon a motion made and seconded (Doeg/Matava) it was unanimously

VOTED: To approve DC Development's request for extension of time of 45 days to record mylar map on land records for subdivision approved at 1789, 1803, 1807 New Britain Avenue.

RS Builders & Developers LLC – 376 Main Street

Request to construct three model homes at 376 Main Street. Robert Rossetti was present to answer questions. Commissioner Doeg asked clarifying questions about the model homes. Town Planner Warner stated the regulations permit up to three model homes can be approved by the Commission.

Upon a motion made and seconded (Doeg/Matava) it was unanimously

VOTED: To approve RS Builders & Developers LLC request to construct three model homes at 376 Main Street as presented.

Philadelphia Sign Company – 1422 Farmington Avenue

Sign application for property located at 1422 Farmington Avenue. Jeff Benetich was present to answer questions regarding the application. Town Planner Warner stated the two proposed signs meet the requirements of the zoning regulations but added the design of the building sign could be better. There was some discussion about possibly reducing the proposed building sign to something smaller or installing individual letters and the logo. Mr. Benetich said he would ask All State Corporate about changing the building sign as requested.

Upon a motion made and seconded (Doeg/Bagdigian) it was unanimously

VOTED: To approve Philadelphia Sign Company sign application as follows:

1. Monument sign approved as submitted with ground lighting
2. Building sign approved with the preference of only lettering and logo without large background panel, final review and approval by Town Planner.

JKS Dunkin Donuts – 1015 Farmington Avenue

Sign application for 1015 Farmington Avenue. Applicant was not present. Chair Dunn noted the three Dunkin Donut sign applications seemed to speak for themselves and asked for confirmation from the Town Planner that they comply with the zoning regulations.

Upon a motion made and seconded (Matava/Fraprie) it was unanimously

VOTED: To approve JKS Dunkin Donuts sign application for property located at 1015 Farmington Avenue as presented.

Farmington Donuts – 6 Colt Highway

Sign application for 6 Colt Highway.

Upon a motion made and seconded (Bagdigian/Fraprie) it was unanimously

VOTED: To approve Farmington Donuts sign application for property located at 6 Colt Highway as presented.

Farmington Donuts – 348 Colt Highway

Sign application for 348 Colt Highway.

Upon a motion made and seconded (Bagdigian/Fraprie) it was unanimously

VOTED: To approve JKS Dunkin Donuts sign application for property located at 348 Colt Highway as presented.

Farmington Senior Living – 99, 101, 111 Scott Swamp Road

Site plan modifications for development at 99, 101 and 111 Scott Swamp Road. Applicant was not able to attend and the matter was tabled.

Miss Porter's School – 147 Garden Street

Site plan approval to change athletic field material to synthetic turf, rebuild existing garage, construct new out building and other related site improvements at 147 Garden Street. Michael Bergin, CFO and COO, Miss Porter's School, began the presentation with the background of Miss Porter's School and the need to upgrade the playing fields. A junior day student spoke in support of the project. Landscape Architect, Dick Webb from SMRT, presented the site plan to resurface the playing fields. He stated the two existing fields are terraced which limits the

playability of the fields. The proposed project will address this issue. Parking and playing use of the fields will not be expanded. Mr. Webb noted no lighting or formal grandstand seating is proposed. They have also received staff comments and have no issue addressing them. Commissioner Fraprie asked for clarification on the size of the fields and their adjacency to the church, specifically the upper portion of the site. Mr. Webb reviews the dimensions of the fields and explains the sloped area between the church and the fields. They are also proposing a curb and guardrail at the top of the slope to control storm water sheet flow from the church parking area and at the bottom of the slope is a four to five foot retaining wall. Commissioner Fraprie asked if material will be removed off-site. Mr. Webb responded material will be removed from the site. When asked how long the project will take. Mr. Webb said the whole project is about a three month project. They typically work between the hours of 7 and 4. Commissioner Fraprie asked if the trees on Maple Street to be kept or removed? Mr. Webb responded they will be kept. Commissioner Doeg asked about work and truck traffic on weekends and whether they would be opposed to starting later in the morning like 9 a.m. Mr. Webb said they would not object to that request. Commissioner Doeg asked for confirmation that storm water runoff will not impact the neighbors. Mr. Webb responded there will be no impact due to the sandy soils and the systems designed. Commissioner Matava asked for clarification on the accessory buildings. Mr. Webb responded they will construct one new support building for turf equipment, a garage will be rebuilt at 147 Garden Street and a new scoreboard will be installed for the west field, the existing scoreboard will be relocated for other field. Chairman Dunn asked about fencing around field. Mr. Webb reviewed proposed fencing.

Upon a motion made and seconded (Doeg/Matava) it was unanimously

VOTED: To approve Miss Porter's School application for site plan approval to change athletic field material to synthetic turf, rebuild existing garage, construct new out building and other related site improvements at 147 Garden Street as submitted with the following conditions:

1. The applicant shall address to the satisfaction of the Chief of Engineering Services the comments contained in an interoffice memorandum dated February 9, 2015; and
2. The hours of operation on weekends are limited to 9 a.m. to 4 p.m. Saturdays and no work shall be conducted on Sundays.

A motion was made and seconded (Matava/Fraprie) to add Peter Fishman – Bridgewater Road sign application to the agenda

Peter Fishman – Bridgewater Road

Mr. Fishman asked for approval to keep the signs on the building when the monument signs are installed. Town Planner Warner explained the monument signs approval had a condition that the building signs be removed. This condition would have to be satisfied before he can sign off on the building permit to install the monument signs unless the Commission consents to removal of the office building signs after installation of the monument signs. Commissioner Doeg asked for confirmation from Mr. Fishman that the building signs will be removed within a day or two of the monument sign installation. Mr. Fishman responded yes.

Upon a motion made and seconded (Matava/Fraprie) it was unanimously

VOTED: To approve Mr. Fishman's request to allow installation of monuments signs before the signs on the office building are removed. The office building signs shall be removed from the office building within two days of the installation of the monument signs.

OLD BUSINESS

Calco Construction Inc. – 168 Coppermine Road

Special permit for twelve-lot cluster subdivision located at 168 Coppermine Road, R30 zone.

Upon a motion made and seconded (Jarvis/Matava) it was

VOTED: 0 in favor to 6 opposed to approve the application for special permit for twelve-lot cluster subdivision located at 168 Coppermine Road, R30 zone as presented. The motion failed.

Members voting in opposition of the application felt the twelve-lot cluster subdivision, as proposed, was too dense for this environmentally sensitive site. The applicant failed to obtain approval from the Inland Wetlands Commission for this design and failed to present alternate subdivision designs. Although this proposal is not appropriate, more information is needed to determine whether a cluster or traditional subdivision would be best for this site.

Planner Warner asked for clarification that they are not giving the applicant guidance that this should not be a cluster subdivision. Chair Dunn responded said since the applicant failed to provide alternate cluster designs that were less dense, he stated a cluster may work or may not and maybe a traditional subdivision would work, maybe not.

PLANNER'S REPORT

Planner Warner stated his office received an appeal of the Gretchen Hall decision today for three-lot subdivision at 15 Prattling Pond Road.

Planner Warner stated a Cease & Desist Order has been issued for the new mixed-use building at Brickwalk. Three apartments and an office space are occupied and the property owner has not obtained a certificate of occupancy for the building.

MINUTES

Upon a motion made and seconded (Bagdigian/Doeg) it was unanimously

VOTED: To approve the public and regular minutes of the January 12, 2015 meeting.

The meeting adjourned at 8:05 p.m.

SJM