

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

February 23, 2015

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, and Alternate Commissioners Bagdigian, Gurski and Houf and the Town Planner and Clerk. Chairman Dunn opened the meeting at 7:01 p.m.

Chairman Dunn explained the process of the meeting. Alternate Commissioner Gurski was appointed to vote on behalf of Commissioner Matava and Alternate Commissioner Houf was appointed to vote on behalf of Commissioner Jarvis.

PUBLIC HEARINGS

Tinasha Amunugama – 254 Main Street

Special permit for daycare/preschool center use at 254 Main Street, B1 zone. Ms. Amunugama presented her proposal to open a preschool/daycare center for children age one through five. She will have three staff members and no more than ten children. She reviewed the State's requirement for space per child. A nail salon and hair salon occupy space next door. A dentist and doctor's office occupy other space on the site. Ms. Amunugama explained she has asked the landlord for six dedicated spaces for her business and commented there are additional spaces available on-site. Commissioner Fraprie asked for clarification on the paved areas and tenant location. Commissioner Brenneman asked about handicap parking, confirmation on the number of children, type of fencing for play area and expressed concern with safety of the play area. Ms. Amunugama responded there is one handicap parking space, no more than ten children, the fence will be wooden (likely stockade) and she reviewed the location of the play area between the parking lot and the building. Commissioner Doeg also expressed a safety concern with the play area located so close to the parking lot. Additionally, he expressed concern with access of other tenants to their spaces in the building because of the location of the play area. Ms. Amunugama reviewed the site plan to clarify access from the parking lot to tenant spaces. Commissioner Doeg commented on the height of the fence and visibility from the parking lot and building. There was a brief discussion. Commissioner Doeg asked for the hours of operation. Ms. Amunugama responded 7:30 a.m. to 5:30 p.m. Chairman Dunn asked for clarification on the width of the sidewalk between the play area and the building. There was some discussion about the width. Town Planner Warner clarified the fence around the play area will be located on the existing grass area. He also reviewed the parking table on the regulations noting the zoning regulations don't have a specific requirement for daycare facilities.

The hearing closed at 7:17 p.m.

Commissioner Doeg moves and Commission Houf seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit for the operation of a preschool/day care center at 254 Main Street; 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 application with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations and representations made by the applicant;
- The facility shall have no more than ten children enrolled at one time;
- The play area shall have sufficient fence and/or barricade to protect the playground area from the parking lot (to be approved by the Town Planner); and
- There shall be no outdoor music for the play area.

The motion passed unanimously.

NEW BUSINESS

8-24 Referral – Lot 45B1-1 Walnut Farms Drive

Recommend acquisition of property at Lot 45B1-1 Walnut Farms Drive and a land swap between the Town of Farmington and Walnut Farms Village Association. This matter was tabled until the March 9, 2015 meeting.

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

Site plan modification to reduce landscaping for development. James Bernia, Project Manager with KBE Building, introduced Brian Lind, Landscape Architect with Lenity Architecture, said the owner of the facility believes the approved landscape plan is too intense and is concerned with ongoing maintenance costs regarding the plan. He stated they are working with the property owner at 93 Scott Swamp Road to ensure the buffer is sufficient. Mr. Lind also expressed concern with snow storage on site and damaging ground cover. He then reviewed the color-coded landscape plan. Commissioner Fraprie asked for clarification that nothing further than what has already been removed from the entry side of the site to the rear of the building will be removed. He also stated he does not have an issue with shrubs along the driveway and parking area being removed but he does not want trees removed. Commissioner Brenneman asked to what percent do they propose to reduce the approved landscape plan. Mr. Lind responded approximately 50%, mostly ground cover and shrubs. Commissioner Brenneman expressed concern that they are seeking a significant reduction. Commissioner Doeg shared the concern and said he would like to see a comparison plan. The commission commented on the concern of the neighbors regarding landscape buffers during the public hearing process. Chairman Dunn asked for clarification on the photos and aerial map. Town Planner Warner said they were provided by staff for clarification. After further discussion the Commission tabled the matter until the March 9, 2015 meeting so that the applicant can submit additional information.

Adams Ahern Inc. – 1 & 3 Farmglen Blvd.

Sign application for property located at 1 & 3 Farmglen Blvd. Chris Adams, Adams Ahern, Inc., presented the proposal to install signs on the brick walls at the entrance to Farmglen Blvd. Mr. Adams stated the original signs were located on the face of the brick wall. The lettering will sit on top of the brick wall and have halo illumination behind the letters similar to the signs on the building. The address portion of the signs will be located on the pedestal of the brick wall. Mr. Adams handed out photos of other signs with the halo lighting. Commissioner Fraprie asked the color of the proposed signs. Mr. Adams responded he believes burgundy. Commissioner Brenneman asked for clarification on the square footage of the sign and overall height. Town Planner Warner reviewed and stated the proposed signs are in compliance with the zoning regulations. Commissioner Brenneman expressed concern with the proposed halo lighting. Commissioner Doeg asked for clarification on the proposed halo lighting. Mr. Adams explained tiny LED lights are installed on the back of the cut letters so that they shine onto the background material of the sign giving a halo effect.

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

VOTED: To approve Adams Ahern Inc. sign application for property located at 1 & 3 Farmglen Blvd. as presented.

GreenWood Sign & Graphics – 1027 Farmington Avenue

Sign application for 1027 Farmington Avenue. Megan McCue, GreenWood Sign & Graphics, presented the proposed signs. Her client would like to install a 2' x 8' sign on both the front (Farmington Avenue) of the building and the parking lot side of the building. The sign will be aluminum sign face with have vinyl lettering and logo. Town Planner Warner reviewed the sign calculations and noted this application exceeds what is permitted. Discussion ensued and the applicant said she would like the 2' x 8' sign facing Farmington Avenue and a small four square foot sign facing the parking lot. Commissioner Doeg asked if lighting was proposed. Ms. McCue responded no.

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

VOTED: To approve GreenWood Sign & Graphics sign application for a sixteen square foot building sign facing Farmington Avenue and sign no greater than four square feet facing the parking lot at 1027 Farmington Avenue.

Miss Porter's School – Lot 10 Mountain Road

Site plan approval to change athletic field material to synthetic turf, construct new out building and other related site improvements at Lot 10 Mountain Road. The applicant asked to table this matter until the March 9, 2015 meeting.

Five Star Properties LLC – 304 Main Street

Informal discussion of possible change of zone to residential apartment/townhouses at 304 Main Street. This matter was tabled until the March 9, 2015 meeting.

PLANNER'S REPORT

Town Planner Warner told the membership as stated previously, we have started fining Brickwalk Shops for illegal occupancy. Those fines are \$200/day and will continue until a Certificate of Occupancy is obtained. There was a brief discussion on what needs to be done before Plan & Zoning can sign off on the Certificate of Occupancy.

MINUTES

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

VOTED: To approve the minutes of the February 9, 2015 meeting.

The meeting adjourned at 8:10 p.m.

SJM