

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

April 13, 2015

Present were Chairman Dunn, Commissioners Brenneman, Fraprie, Jarvis and Matava and Alternate Commissioners Bagdigian and Gurski and the Town Planner and Clerk. Acting Secretary Fraprie opened the meeting at 7:00 p.m. Town Council Liaison Peter Mastrobattista was also present.

Acting Secretary Fraprie read the legal notice into the record.

Chairman Dunn explained the process of the meeting.

Alternate Commissioner Bagdigian was appointed to vote on behalf of Commissioner Doeg.

PUBLIC HEARINGS

Martin & Karen Wand – 85 Prattling Pond Road

Special permit application for 4-lot cluster subdivision and related intensive construction activities for property located at 85 Prattling Pond Road, R80 zone. The applicant requested to continue the matter to the April 27, 2015 meeting.

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

VOTED: To continue this hearing to April 27, 2015.

Country Club of CT LLC – 373 Meadow Road

Application for 9-lot subdivision located at 373 Meadow Road, R40 zone. The applicant asked that this matter be continued to the April 27, 2015 meeting.

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

VOTED: To continue this hearing to April 27, 2015.

Harvest New England LLC – 222 Colt Highway

Harvest New England LLC special permit application for mulch processing operation located at 222 Colt Highway, EE zone. Tabled from the March 30, 2015 meeting. David Whitney, P.E., presented the site plan application. He began by explaining the existing business operation. Contractors deliver bulky wood waste to the site, which is then ground up. The ground product is then shipped on tractor trailers to the Ellington facility to be double ground. The double ground product is then shipped back to the site on tractor trailers to be sold. They are proposing to lease the area to the west of the site to move the double grinding process so that they do not have to send product to and from the Ellington facility. Mr. Whitney submitted photographs of the existing site and the proposed areas for expansion of the business. The new operation will be conducted on existing asphalt and does not require another DEEP permit for wood waste.

Engineering staff would like to monitor the wood chip berms proposed around the product stock pile areas throughout the first year to make sure they sufficiently contain the mulch. Commissioners asked about noise, runoff of colorants and clarification on the DEEP permit. The applicant was asked if they would object to a condition of approval requesting colorant only be added to material on dry days. They did not object. Chairman Dunn asked if the applicant received the most recent engineering staff comments. Mr. Whitney had not and was handed a copy for review. After reviewing he stated they had no objections to the comments.

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

The hearing closed at 7:28p.m.

Commissioner Fraprie moves and Commissioner Bagdigian seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (“Commission”) received an application for a special permit for wood chip grinding, coloring and storage;

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 for mulch processing operation with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations and representations made by the applicant;
- Colorant shall be added to product on dry days only; and
- The applicant shall address to the satisfaction of the Chief of Engineering Services the comments contained in an interoffice memorandum dated April 9, 2015.

The motion passed unanimously.

Eric Jipp and Emily Wilkey – 715 Plainville Avenue

Special permit application for up to 20 hens for property located at 715 Plainville Avenue, R40 zone. Mr. Jipp stated they would like to raise hens for egg and meat production for their personal use. Their yard is fenced in and is bordered to the rear by Town of Farmington Open Space. They will build a coop inside an existing barn on their property and will have a fenced run area for the chickens. They notified neighbors within 200 feet and posted the zoning hearing sign as required. Certified mail receipts are in the record file. Commissioner Jarvis asked if they have received any comments from neighbors. Ms. Wilkey responded no. There is a thicket of trees between their home and the adjacent neighbor to the south. Although they were recently outside doing yard work at the same time, the neighbor did not express concern about the application.

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

The hearing closed at 7:34 pm.

Commissioner Fraprie moves and Commissioner Jarvis seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (“Commission”) received an application for a special permit as required pursuant to Article I Section B. 16.. of the Farmington Zoning Regulations (“regulations”) for poultry raising of less than 20 fowl providing they are suitable confined; 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 request to raise poultry with the following conditions:

1. There shall be no roosters;
2. There shall be no more than 19 chickens at any one time; and
3. The special permit shall be reviewed in one year and at that time the Commission will review any complaints concerning this use and can choose to revoke the special permit or make it permanent.

The motion passed unanimously.

Austin Zhu – Text Amendment

Text amendment to Article IV, Section 7.K.10. Prohibited Signs with LED or LCD letters or symbols to the Farmington Zoning Regulations. Mr. Zhu has been contacted by the Board of Education and they would like to review his application before he goes before the Commission. The Board of Education meets on May 5, 2015 so the matter has been requested to be tabled until the May 11, 2015 TPZ meeting.

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

VOTED: To table the matter until the May 11, 2015 meeting.

NEW BUSINESS

Danielle Dampf – 15 Executive Drive

Town Planner Warner reviewed the proposed 3’ x 8’ sign to be placed on the building below the existing Malibu Fitness sign and adjacent to the Nail Resort sign. No lighting is proposed for the new sign.

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

VOTED: To approve the sign application submitted by Danielle Dampf for Soma located at 15 Executive Drive as presented.

Planning & Zoning – Legal Notices

Town Planner Warner discussed the State Statute requirement for publishing legal notice of public hearings and decisions. We have been experiencing issues for some time with the Hartford Courant and would like to use the Valley Press for publication of legal notices moving forward. The Valley Press delivers to every single-family house in Farmington and Unionville in addition to several locations throughout Town and is available on-line. If the Commission is in support of the proposed change, Town Planner Warner said he will seek an opinion from the Town Attorney before making the change.

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

VOTED: To approve the use of the Valley Press for publication of legal notices instead of the Hartford Courant with the condition that a legal opinion be obtained prior to making the change.

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

VOTED: To add Artfx sign application to the agenda.

Artfx – 74 Scott Swamp Road

Shaddy Kessing, Artfx, presented the proposed monument sign. The sign will be located in the landscape island 15 feet from the edge of pavement and meets the requirements of the zoning regulations for height and sign area. The sign is non-illuminated and no other lighting is proposed at this time.

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

VOTED: To approve the sign application submitted by Artfx for property located at 74 Scott Swamp Road as presented.

PLANNER'S REPORT

AT&T

Town Planner Warner has received notice that AT&T is moving forward with an application to the Connecticut Siting Council for its proposed tower facility along Plainville Avenue. There was a brief discussion about the proposed location. Town Planner Warner will draft a letter on the matter for the Commission to review regarding concerns to be forwarded to the Siting Council.

8-24 Referrals

Chairman Dunn commented on the 8-24 referral process for land acquisition. There was some discussion about the Commission possibly reviewing properties when they are proposed for addition to the land acquisition list.

MINUTES

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

VOTED: To approve the minutes of the March 30, 2015 meeting.
The meeting adjourned at 7:58 p.m.

SJM