

TOWN PLAN AND ZONING COMMISSION  
PUBLIC AND REGULAR MINUTES

April 27, 2015

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

Chairman Dunn explained the process of the meeting.

Alternate Commissioner Gurski was appointed to vote on behalf of Commissioner Jarvis.

**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 May 11, 2015 meeting.

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

VOTED: To continue this hearing to May 11, 2015.

Country Club of CT LLC – 373 Meadow Road

Application for 9-lot subdivision located at 373 Meadow Road, R40 zone. The applicant asked withdrawn this application.

**NEW BUSINESS**

8-24 Referral – Lot 5 Crescent Avenue

Town Planner Warner reviewed the request for 8-24 Referral. This parcel has been on the land acquisition list and the Plan of Conservation and Development since 2001. The parcel appears to be primarily wetland soils and is being offered to the Town as a gift.

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

VOTED: To recommend accepting the gift of Lot 5 Crescent Avenue.

Bottle Shop of Unionville – 20 South Main Street

Bruce Urso, 43 Red Coat Land, stated he would like to add onto the building to provide additional storage space for stock. John Ineson has been working on the addition and they have met with and been approved by the Unionville Architectural Design Review Committee. The proposed addition is 8' x 44' and the same exterior material with match the existing building.

Commissioners asked about the a large tree and the existing sidewalk, which are proposed to be remove due to the size of the addition and the remaining space landscaped. An exterior door will be relocated as well.

A motion was made and seconded (Doeg/Gurski) to approve the site plan application for addition to the building located at 20 South Main Street with the condition that the final landscaping be reviewed and approved by the Town Planner.

A motion was made and seconded (Matava/Brenneman) to amend the previous motion to request the replacement of the sidewalk instead of landscaping the entire space. This amendment was unanimously approved.

The original motion to approve the site plan, as amended, was unanimously approved.

### CLDS – 2 Central Way

David Rees, FFKR Architects, presented proposed modifications to the original approval. They are requesting to postpone construction of the on-site residence; revise pre-cast concrete and granite curb items to cast-on-place concrete; revise the fence design; postpone installation of the gas line within the new road. The gas company will not support the installation of the line because it will not be in use. Plantings have been reduced within the site but the streetscape along Farmington Avenue will remain the same. The number of stacked landscape walls will be reduced as well. Commissioners reviewed the plans and asked clarifying questions about the gas line, fence modification and walls.

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

VOTED: To approve the site plan modifications for CLDS located at 2 Central Way as presented.

### Charles House – 19 Perry Street

Attorney Christian Hoheb introduced Center Plan Development and explained this is an informal presentation for potential development of this site. Mark Arigoni, Landscape Architect with Milone & MacBroom, has requested the wetlands be reflagged for the site. David Sullivan, Milone & MacBroom reviewed traffic data from the previous approval. Bob Landino, CEO, Center Plan, reviewed their process to date and added he hopes to submit a formal application in the next few months. They propose approximately 298 luxury apartments, community spaces, access to the Farmington River and a new road to Mill Street. Commissioners asked about access to the Farmington River, number of units, rental versus ownership, traffic concerns, time frame for clean-up of the site and construction.

## **PLANNER'S REPORT**

### Girls Scouts – Bulletin Board

Town Planner Warner stated the Girls Scouts would like to install a bulletin board to the rear of the parking area of the Kolp Farm Garden Plots. The 8' x 7' 5" frame will have a small roof over the bulletin board. The Commissioners reviewed the proposal and had not objections.

**MINUTES**

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

VOTED: To approve the minutes of the April 13, 2015 meeting.

The meeting adjourned at 9:13 p.m.

*SJM*