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**TOWN PLAN AND ZONING COMMISSION**  
**PUBLIC AND REGULAR MINUTES**

**September 28, 2015**

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

Secretary Doeg read the legal notice into the record.

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

Chairman Dunn asked for a motion to change the order of business to move New Business to the top of the agenda prior to the Public Hearing matter.

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

VOTED: To change the order of the agenda to move New Business matters to the top of the agenda.

**NEW BUSINESS**

**Diamantis Konstantinos – 396 Meadow Road**

Town Planner Warner presented the proposed lot line revision of the rear lot line. The proposed lot line revision will provide a larger back yard for Mr. Konstantinos, reducing the area of open space for the Wisteria Lane subdivision. The remaining open space area will still be in excess of the requirement of the regulations. Commissioner Brenneman asked for clarification that the adjustment to the conservation easement area will be noted on the land records. Town Planner Warner stated new maps will be created and filed on the land records to show the lot line adjustment.

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

VOTED: To approve the request for lot line adjustment to 396 Meadow Road and conservation easement area as submitted on plan sheet number SUB-1, Revision to Final Subdivision "The Gardens" prepared for Calco Construction & Development, Inc. with a revision date of August 26, 2015 on file in the Planning Office.

**Maratta's Front Row Restaurant – 270 Farmington Avenue**

Frank Maratta presented two signs; on the front of the building a 35 sq. ft. sign was proposed and on the side of the building a 50 sq. ft. sign was proposed. The sign and canopy proposed for the side (patio entrance) of the building has stripes. Town Planner Warner suggested for the patio entrance it would create "visual noise" that is unnecessary and a solid color would be more appropriate. Commissioner Brenneman asked if the building has a uniform sign program. Town

Planner Warner responded the existing signs are not similar and that the complex does not have a uniform sign program.

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

VOTED: To approve the sign application for Maratta's Front Row Restaurant located at 270 Farmington Avenue with the condition that the sign/awning proposed for the patio entrance shall be a solid color.

Cumberland Farms Inc. – 352 Scott Swamp Road

The applicant was not present. Town Planner Warner reviewed the sign application to remove the existing detached sign on one pole and replace it with a new two pole sign. The new sign location is proposed on the eastern property line set back farther from the road. A six square foot internally illuminated sign proposed with the application is not allowed.

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

VOTED: To approve the sign application for Cumberland Farms Inc. located at 352 Scott Swamp Road with the condition that the proposed six square foot internally illuminated sign that reads "We Have Diesel" be eliminated.

**PUBLIC HEARING** (7:08 p.m.)

Old Mill Commons LLC – 19 Perry Street/173 School Street/37 Mill Street

Commissioner Doeg recused himself from this matter. Alternate Commissioner Bagdigian was appointed to vote on his behalf.

Old Mill Commons, LLC application for text amendment to the zoning regulations (UC/UV zones), special permit and site plan approval related to development of multi-family dwellings for property located at 19 Perry Street and an access driveway on 173 School Street and 37 Mill St. UC zone. Attorney Christian Hoheb, 314 Main Street, Farmington, provided an update on status of their wetland application stating that public hearing has been continued to October 7, 2015. The plan submitted has a reduced number of units from what they presented informally to the Commission earlier this year. They have met with neighbors and the community through the Unionville Village Improvement Agency (UVIA) and they have met with the Economic Development Commission. The Town Plan & Zoning Commission has requested a third-party review of the application and that is being done by VHB. On September 8, 2015 they appeared before the Town Council and the Council voted to approve the easement for the rear access drive with the condition of approval that they obtain the necessary approvals of the various commissions. The applicant is working with the Board of Education. Additionally, they have a verbal agreement with 37 Mill Street for an easement for the driveway and anticipate a fully executed agreement.

Bob Landino, CEO Centerplan, talked about the company and work they have done in other communities. They started in Unionville about two years ago and except for the environmental

condition of the site, this site is ideal for development. Mr. Landino added they are fully funding the remediation.

Mark Arigoni, Principal and Licensed Landscape Architect, Milone & MacBroom, stated he has been involved with this site since 2005/2006. Mr. Arigoni described the site stating the development site is approximately ten acres and that it has always been the intent to develop the site where the old mill buildings were located. He presented the proposed development site layout, building elevations, lagoon area to be remediated, extension of river walkway and water front access.

Michael Stein, Professional Architect with Stein Troost Architecture, reviewed the architectural details of the proposed buildings, including the number of units per building.

Bill Fries, President of Centerplan, talked about the flood zones/elevations on the site. He stated all fill will be located outside of the 100 year flood elevation. Mr. Fries reviewed details of the grading and drainage design. They will also have an operations management plan for the drainage system. Utilities are available in Perry Street. Mr. Fries also reviewed the details of the Erosion and Sedimentation Control plan; including silt fence, hay bales and temporary sedimentation basins.

John Adams, Tetrattech, talked about the contamination of the pesticide dieldrin on the site. The highest concentration of the contamination is in the lagoon area, which received waste water from the factory. The Department of Energy and Environmental Protection will have to approve how the remediation is conducted on this site. The plan will be approved for residential standards of remediation. Mr. Adams stated Connecticut Water Company has five wells in the area and they are working closely with them as well.

Dave Sullivan, P. E., Milone & MacBroom, discussed future DOT traffic improvements on Rte. 177. Mr. Sullivan explained the detail of data used, counts taken and used to generate their traffic report. He then talked about comments they received from VHB and suggestions they have made. Mr. Sullivan stated they are working on obtaining more information and responding to these comments/suggestions.

Mr. Landino talked about luxury finishes, security system and amenities of the units, including a community room and fitness center for the development.

Attorney Hoheb reviewed the proposed text amendments and that they will have more information regarding timing of the project once they obtain all the necessary approvals for this project.

Chairman Dunn then asked the third-party consultant VHB to come forward prior to Commissioners asking questions.

Patrick Dunford, Traffic Engineer, VHB, stated the review study was professionally done and that the applicant has been very prompt and responsive in providing information. There is some additional information needed but he is confident that the applicant will continue to be responsive. They do not expect any major issues.

Peter Chiarizio, Licensed Environmental Professional, VHB, stated he reviewed the environmental conditions of the site and the environmental remediation report and that the information provided regarding the cost estimate to remediate the site is likely accurate.

Commissioners asked for clarification on the remediation process, clarification on the new access road to the rear of the school and road up to the school. Mr. Adams explained the possible remediation process commenting the DEEP ultimately will recommend how they remediate the site. Attorney Hoheb explained they are working with Attorney Chris Smith, attorney for the Board of Education, regarding the new road and they will ultimately make a determination on whether or not to approve the new drop-off/pick-up road. Town Planner Warner stated the easement for the road to the rear of the school has already been granted. Commissioners also asked for the demographic of people that will live in these units and clarification on what will separate the new road and the playing field behind the school. Mr. Landino responded they conducted a market study and anticipate young professionals will live in these units. Mr. Arigoni stated chain link fencing will be installed between the new road and the playing field. The applicant was asked if the development will have phases. Mr. Landino responded no, they are not planning to phase the development. When asked why there was a difference between trip generated counts and the number of units Mr. Sullivan responded not everyone will leave or return to the site at the same time during the peak hour. The applicant was asked for further clarification on the contamination location and remediation plan. Mr. Adams stated the contamination is located primarily in the lagoon area, no stockpiling of material exists on site from the removal of the old mill and they are ready to move forward with remediation of the site once they have obtained all the necessary approvals. The amount of time it may take to remediate is approximately three months.

Viviana Pinhasi, 2 Greencrest Drive and Culteavo shop owner on Mill Street, spoke in favor of the application and bringing more people to the area.

Josh Davidson, 74 Basswood Road, spoke in opposition to the application citing specifically the scale of the project, traffic and impact to the river and school.

Don Dube, 94 Oakridge, stated anything that cleans up the site is productive and positive. He expressed concern with the scale of development and felt construction during the school year will be disruptive to students.

Rakeshkumar Kansara, 74 Alpine Drive, expressed concern with the timing of contamination removal and traffic.

Jason Wong, 2 Longridge Court, questioned the demographic study saying young professionals would want to live in these units.

Nelson Reis, 28 Basswood Road, expressed concern with the timing of the remediation process and traffic.

Jennifer Dupont, 66 Maple Avenue, expressed concern with the density of the project and traffic. She suggested a mixed use development.

Jackie Neighbours, 37 Elm Street, expressed concern with remediation and the development being distracting to students.

Joseph Fish, 41 Perry Street, stated he would like the contamination cleaned up and drop-off/pick-up removed from Perry Street if possible.

John Vibert, 126 Main Street, stated the remediation of the site and bringing residential living close to the center is a couple of good things about the application. He stated traffic is a concern at the end of School Street due to no left turn onto Route 177 and that he had not heard possible improvements to this issue.

Jan Colturi, 10 Garden Path, commented on her membership to the traffic committee and that many traffic improvements that have been suggested over the years and they have ultimately been denied.

Tim LeBouthillier, 77 Sylvan Avenue, talked about growing up in Unionville, attending Union School and spending time after school playing in the various colors discharged from the former felt factory. He commented he has confidence in the professionals involved with this application and the State and that if someone wants to clean up and develop the site it is good thing.

Alexander Nakhimovsky, 53 Walnut Street, Human Relations Commission, spoke in favor of the application.

Mary Grace Reed, 22 Stonegate, Chair BOE, stated they have hired an attorney to work with the developer on this proposal as it relates to Union School.

Attorney Hoheb asked to continue the hearing and if the Commission felt it appropriate they would like to respond to the comments and questions at the next meeting.

At 10:09 p.m. a motion was made and seconded (Brenneman/Gurski) and unanimously

VOTED: To continue this hearing to the October 14, 2015 meeting.

### **OLD BUSINESS**

Edward Fishman – 1432 Farmington Avenue

Application for change of zone from R20 to B1, special permit and site plan approval for medical office use for property located at 1432 Farmington Avenue.

Commissioner Jarvis moves and Commission Fraprie seconds the following resolution:

**Whereas** the Farmington Town Plan and Zoning Commission (Commission) received an application for a zoning map amendment and a special permit to construct a medical office building at 1432 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 Farmington Zoning Regulations and gave due consideration to the Farmington Plan of Conservation and Development as required in CGS § 8-3(b).

**Now therefore be it resolved that the Commission** finds that the construction of an office building, as displayed on the engineered drawings and the architectural renderings, at this location is desirable but has reservations regarding other uses allowed within the B1 zone; and

**Be it resolved further** the Commission, and any future commission, would have to very carefully evaluate during the special permit process, any other use of this property paying particular attention to the residential character of the area and the impacts on residential properties in the area; and

**Be it finally resolved** that the Commission approves said zone change and special permit, and sets an effective date of fifteen (15) days after the publication of the notice of decision, with the following conditions:

- The proposal shall adhere to all engineering division comments and conditions, relevant sections of the regulations, representations made by the applicant and latest plans provided by the applicant;
- Prior to issuance of a building permit the Architectural Design Review Committee shall review and provide an advisory opinion to the Town Planner regarding the exterior building plans and proposed landscaping.

The motion passed 5 in favor to 1 opposed (Brenneman).

### **PLANNER'S REPORT**

No Planner's Report.

### **OTHER BUSINESS**

#### **CROG**

Commissioner Fraprie gave a quick update on the last CROG meeting. None of the matters discussed were specifically about Farmington.

### **MINUTES**

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

VOTED: To approve the minutes of the September 14, 2015 meeting.

The meeting adjourned at 10:30 p.m.

*SJM*