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TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

December 7, 2015

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Matava and Alternate Commissioners Bagdigian and Gurski 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.

Secretary Doeg read the legal notice into the record.

PUBLIC HEARING

Mystic Property Management Inc.

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

Text amendment to the zoning regulations (RDM zone) to add a paragraph regarding conversion of a hotel to an apartment use. Attorney Robin Pearson, Alter & Pearson, LLC, represented the applicant. Mystic Property Management would like to ultimately seek a zone change for the vacant hotel buildings to change the use to multi-family use. Attorney Pearson reviewed the history of the conversion of the other buildings on the site to multi-family use and the number of variances required to make that change. Instead of seeking numerous variances to convert the use of the remaining buildings, the applicant is proposing a text amendment to Article II, Section 8.C. adding a new paragraph 15. Renovation of Existing Hotel structures for Change of Use to Apartments. The text amendment is on file with the Town Clerk and in the Planning Office. The new owners plan to create Class A rental units. The Commissioners asked for clarification on parking and number of units. Commissioner Brenneman expressed concern with changing the regulations versus granting variances. Tom Daly, Milone & MacBroom reviewed the parking counts and the number of units. More detail will be provided as part of a future site plan application.

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

The public hearing closed at 7:44 p.m.

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

VOTED: To approve Mystic Property Management Inc. application for text amendment to the zoning regulations (RDM zone) to add a paragraph regarding conversion of a hotel to an apartment use with the condition that the word "units" be added to subsection (i) so that it will read "Density: the maximum density shall not exceed 8.5 units per net acres; and". The amendment becomes effective January 1, 2016.

Daniel Kramer – Lot 51 Collinsville Road

Commissioner Doeg recused himself from this matter. Alternate Commissioner Bagdigian was appointed to vote on Commissioner Doeg's behalf. Alternate Commissioner Gurski was appointed to vote on behalf of Commissioner Jarvis.

Special permit approval for two-family dwelling at Lot 51 Collinsville Road (adjacent to 223 River Road) R12 zone. Paul Kramer, owner of Lot 51 Collinsville Road reviewed the history of this lot with the most recent approval of a change of zone to R12 granted in 2007. This application is for a special permit to allow a two-family house to be constructed on this site. If approved they will be back with a site plan application. Daniel Kramer showed the Commission photos of the adjacent house stating the new house will have the same look. He also presented photos of the site from Route 4 showing a row of evergreen along the property line. Commissioners asked for clarification on access to the site. Mr. Kramer responded the driveway to 223 River Road will be extended to this site. There was discussion about eliminating the curb cut on Route 4 to Lot 51 Collinsville Road. A letter of support from Mary Kramer, owner of Lot 4 Collinsville Road, was read into the record.

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

The public hearing closed at 7:58 p.m.

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

VOTED: To approve Daniel Kramer's application for special permit approval for two-family dwelling at Lot 51 Collinsville Road (adjacent to 223 River Road) R12 zone with the condition that the curb cut on Route 4 be removed.

Chris & Joan Hurlock – 81 Forest Street

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

Two-lot re-subdivision located at 81 Forest Street, R20/C1 Zones. Chris Hurlock stated he was seeking to subdivide his lot to separate the R20 and C1 zoned portions of this site. The rear lot would have access from Depot Place. Mr. Hurlock obtained a variance from the Zoning Board of Appeals in September 2015 reducing the minimum lot size for the C1 zoned portion of his site. The Commissioners asked who would maintain the driveway access to the C1 lot and for clarification on buffers and existing accessory structure. Mr. Hurlock responded to the inquiry about the accessory structure. Also, the future owner of the site will likely be responsible for maintaining the driveway access to the C1 lot. The future owner will also need to come back to the Commission with a special permit and site plan application to develop the site.

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

The public hearing closed at 8:03 p.m.

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

VOTED: To approve Chris & Joan Hurlock's application for two- lot re-subdivision located at 81 Forest Street, R20/C1 Zones as per plan submitted and on file in the Planning Office.

Moshe Bernstein/Amberwoods of Farmington – 418 Colt Highway

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

Special permit for laboratory use for medical research use located at 416 Colt Highway, BR zone. George Fellner, Fellner Associates Architects, represented the applicant. The applicant would like to convert the north wing of the Amberwoods facility to a pharmacy distribution facility. This portion of the building would be leased to/operated by Pharmscript LLC. Pharmscript packages pharmaceutical products for distribution to nursing homes in Connecticut. The anticipated number of employees is up to eight with no more than five working at a time. Mr. Fellner reviewed the parking calculations stating there are a total of 69 parking spaces and the combined uses of the building will require a total of 52. Mr. Fellner reviewed the floor plan and elevations of the north wing stating the only exterior changes to the building will be the replacement of doors. Michael Rosenblum, Pharmscript, said that if this application is approved they will service nursing homes and assisted living facilities in the area. There will be no walk-in business. A key fob system will be used to access this portion of the building. The only signage that will be installed is what the National Board of Pharmacy requires. There was some discussion on security and the types of pharmaceuticals that would be handled by Pharmscript at this site. Commissioners also asked what the space is currently used for, the number of deliveries, types of delivery vehicles and lighting. Mr. Rosenblum said the space is currently vacant and has been unused for some time. Typically they have one delivery in the a.m. and a few shipments out a day. When asked if the applicant would have an objection to a condition of approval prohibiting trucks to the facility after 5 p.m. Mr. Rosenblum said he had no objection. Tammy Campanelli, Amberwoods of Farmington said they have de-licensed 10 beds and now have 130 licensed beds. Parking is not an issue at the site. Regarding concerns about safety, they have 49 cameras on site and medications delivered to the site have to be signed for by a registered nurse. Their facility is open 24 hours a day, 365 days a year. Outdoor lighting will not be changed except for replacing some bulbs.

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

The public hearing closed at 8:38 p.m.

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

VOTED: To approve the special permit application for laboratory use for medical research located at 416 Colt Highway, BR zone with the following conditions:

1. Obtain approval from the police department; and
2. Large commercial vehicles with back-up alarms are limited to the hours of 8a.m. and 5 p.m.

Jack Kemper – 1371 Farmington Avenue

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

Special permit and site plan approval for luncheon facility located at 1371 Farmington Avenue, C1 zone. Mr. Kemper proposed to construct a small luncheon building approximately 14 ½ x 21' west of the existing small metal building on site. The luncheon building will be heated, have plumbing and will be placed on a foundation. It will be designed to appear like a railroad station building and constructed in such a way that it can be moved in the future. The hours of operation are proposed for 11 a.m. to 3 p.m. Monday through Saturday. There will be no indoor seating. Commissioners asked about outdoor music, signage and drainage. Mr. Kemper responded there are no plans for outdoor music. They will come back with a sign application once they have finalized the drawings. Site work to move utilities underground and improvements to drainage will be done in conjunction with the project.

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

VOTED: To approve Jack Kemper's application for special permit and site plan approval for luncheon facility located at 1371 Farmington Avenue, C1 zone as per plan presented and on file in the Planning Office.

Valley Lawnsapes LLC – 196 Brickyard Road

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

Special permit for landscape business use located at 196 Brickyard Road, C1 zone. Eva Chomicz said they purchased this property in May and have cleared trees and removed invasive vines. Along the front property line they have created a planted berm. They would like to use the site to park vehicles for their landscape business to the rear and side of the property. At some point they want to construct a building for the business on site in place of the house. In the interim her son would like to live in the house. Ms. Chomicz listed the various licenses she has related to landscaping. She would also like to create a planted berm/buffer along the rear property line which abuts the rails-to-trails. Commissioners commented the site plan submitted with the application did not have enough information. Commissioners asked if a fence will be installed to the rear of the property for screening, how many vehicles will be parked on the site, where will employees park and what material will be stored on site. Ms. Chomicz said she does not have the funding for a fence, she just wants to park landscape business related vehicles on site at this time. Approximately 11 vehicles would be parked on site. They will not store excessive amounts of material on site, and only store material they need (e.g. mulch). Commissioners also commented they are using the site without approvals and the site is small for the number of vehicles they propose to store there. When asked if there will be any pavement, Ms. Chomicz responded no, she would like to spread wood chips in the parking area instead. Commissioners stated the desire to use the house for a residence and the yard for vehicles was not compatible. The plan submitted does not have enough information.

Tom and Jeanne McDermott , 28 Basswood Road, spoke in opposition to the application, expressing concern with privacy of their lot and the visibility of the landscape equipment.

Jeff Scott, owner of Lot 4 Brickyard Road, adjacent to 196 Brickyard Road, asked if they did a survey and knows where their property boundaries are located. Ms. Chomicz replied no, but she will be.

Nelson Reis, 28 Basswood Road, spoke in opposition of the application, expressing concern with the aquifer, traffic, hours of operation and stock piling material. He suggested a solid fence along the rear property line.

Bob Thompson, 66 Basswood Road, worked in Town on the rails-to-trails system and expressed concern with the right-of-way of the trail. He also suggested they install a fence with plantings along the rear property line.

The public hearing closed at 9:26 p.m.

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

VOTED: 1 (Brenneman) in favor to 5 opposed to approve Valley Lawnsapes LLC application for special permit for landscape business use located at 196 Brickyard Road, C1 zone with conditions. the motion failed and the application was denied without prejudice.

Commissioners have concerns with screening and plan lacking sufficient information for proposed use in C1 zone.

Garrett Monde – 25 West District Road

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

Special permit to build accessory structure greater than 700 sq, ft, located at 25 West District Road, R30 open space zone. Mr. Monde said they would like to add onto the existing detached garage along Red Coat Lane side of their property. The reason for the addition is the need for additional storage and vehicles. The additional space will also provide a space for their teenage son. Commissioners asked if they will be working on vehicles on site, if some part of the building will have living space and what utilities will be installed. Mr. Monde stated he does not work on his vehicles on site. Electricity only will be installed and his son will have a weight room. They are not using the building for living space. When asked why they want a driveway on Red Coat Lane Mr. Monde said it was for access to the garage. Mr. Monde was asked about a prior application to locate the trailer next to the garage. That application was denied and the trailer has not been relocated. Mr. Monde said once the addition is done he can move the trailer to the south side of the garage.

Larry Levesque, 26 Red Coat Lane, expressed concern with a large accessory structure and an additional curb cut.

Mr. Monde said he would like approval for the addition and that he can always come back with a revised site plan regarding the driveway.

The public hearing closed at 9:46 p.m.

A motion was made and seconded (Matava/Brenneman) to approve the application for special permit to build accessory structure greater than 700 sq, ft, located at 25 West District Road, R30 open space zone without the curb cut on Red Coat Lane. After some discussion this motion was amended.

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

VOTED: 3 in favor to 3 opposed (Doeg, Fraprie, Brenneman) to approve the application for special permit to build accessory structure greater than 700 sq. ft, located at 25 West District Road, R30 open space zone with the following conditions:

1. The curb cut on Red Coat Lane shall be removed; and
2. The trailer shall be moved to the back side of the detached garage.

The motion failed and the application was denied without prejudice.

NEW BUSINESS

Farmington Polo Grounds – 152 Town Farm Road

The Director of Engineering and Design for Bozzuto's Inc. said they were before the Commission to talk informally about how they would like to use this property. They are looking forward to reestablishing this site as an equestrian facility and to hold charitable events. Additionally, they have two large temporary tents that they would like to leave the canvas on for 180 days a year. During the winter months they will remove the canvas but would like to leave the large frames in place. Various photographs were shown of the grounds. The Manager of Cause Related Events listed six different causes they support and that they hope to have some event on site, some community events and family events. Currently they have no scheduled events except the Dream Ride. There was some discussion about the tent structures. Each year when the canvas is installed the structure is re-inspected by a structural engineer. The Commissioners suggested when they submit an application that they include a plan for various events and clarify how parking will be accommodated.

PLANNER'S REPORT

Town Planner Warner told the Commission about a zoning violation of an approval granted on November 24, 2014 at Lots 65-67 New Castle.

MINUTES

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

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

The meeting adjourned at 10:46 p.m.

SJM