

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
PUBLIC AND REGULAR MINUTES

February 17, 2015

Present were Chairman Mazzochi and Commissioners Callahan, Carrier, Giannaros, Perry and Alternate Commissioners Brockelman, Palumbo and Robair and Assistant Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:30 p.m.

Chairman Mazzochi explained the process of the meeting. Alternate Commissioner Palumbo was appointed to vote on behalf of Commissioner Llewellyn.

Secretary Carrier read the legal notice into the record.

PUBLIC HEARINGS

AJ&S Associates II, LLC – 1 and 3 Farmglen Blvd.

Secretary Carrier read correspondence in support of the application from ProHealth Physicians dated February 17, 2015 and Farmington Bank dated February 17, 2015 into the record.

Request for variance to reduce front yard setback from 65 feet to 19 feet for parking area, drive aisle and related improvements located at 1 and 3 Farmglen Blvd., PR zone. Attorney Katherine Lambert, MacDermid, Reynolds & Glissman, P.C., introduced the project and stated Dave Whitney would provide details of the project and Mary Grace Reed would speak on behalf of ProHealth Physicians. Dave Whitney, P.E., presented an A-2 survey of the site and overall map of the site detailing the existing parking and proposed expanded parking area that is the subject of the variance request. Mr. Whitney reviewed the history of the site and previous approvals for additional parking spaces. He noted due to the topography of the site and proximity of wetlands the only area they are able to add parking spaces was the front of the existing buildings. Mr. Whitney reviewed grading and drainage details. He then showed the Commission photographs of the site where the new parking area is proposed. Four trees will be removed and then replaced as part of the landscape plan. If the variance is granted they will submit an application for site plan approval to the Town Plan and Zoning Commission. Commissioner Carrier asked for clarification on the grade of the driveway to the north of the site. Mr. Whitney reviewed the grades which were steeper than the Zoning Regulations permit. He added there is a twenty foot drop on the outside of the guardrail system. Commissioner Perry asked how snow removal/storage would be handled. Mr. Whitney responded there would still be sufficient area outside the new parking area for snow storage. Commissioner Brockelman asked for confirmation that they are proposing thirty-five new parking spaces. Mr. Whitney said yes but they will lose nine spaces to create the aisle way to access the new parking area. Chair Mazzochi asked for confirmation that the twelve spaces previously approved between the two buildings was not part of this proposal. Mr. Whitney said they are not. Commissioner Carrier if any other buildings in the area have parking as close as nineteen feet to the road. Mr. Whitney responded Homewood Suites parking area goes up to the front property line.

Mary Grace Reed, ProHealth Physicians, spoke in favor of the application as their business is expanding and in need of additional parking spaces. Chair Mazzochi asked if the additional spaces will be sufficient for the expansion of their business. Mrs. Reed responded yes. She

explained when large events are held at their facility they have arrangements to park off-site and shuttle people to their facility.

The hearing closed at 8:20 p.m.

Upon a motion made and seconded (Giannaros/Callahan) it was

VOTED: To approve the request for variance to reduce front yard setback from 65 feet to 19 feet for parking area, drive aisle and related improvements located at 1 and 3 Farmglen Blvd., PR zone as presented.

Members voting in favor of the application agreed the topography of the site and proximity of the wetlands restricted their ability to expand the parking area. Members added that while the applicant had done well to preserve trees and to minimize the parking area's visibility from the road, they indicated that they would not want to see additional parking in the landscaped area to the southwest. They further sited the applicant's willingness to screen the parking area with landscaping in addition to the existing berm.

MINUTES

Upon a motion made and seconded (Carrier/Giannaros) it was unanimously

VOTED: To approved the minutes of the January 20, 2015 meeting.

The meeting adjourned at 8:30 p.m.

SJM