

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

February 29, 2016

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Jarvis, Tucker and Alternate Commissioners Charette, Donald and Houf and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:0 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 to the public.

PUBLIC HEARING

Leslie Rock – 65 Burnt Hill Road

Alternate Commissioner Houf was appointed to vote on behalf of Commission Fraprie for this matter.

Two lot re-subdivision of property located at 65 Burnt Hill Road, R20 zone. Continued from January 25, 2016. Chairman Dunn stated for the record that per the opinion of the Town attorney the Commission has no authority to consider matters of title. Attorney Tim Furey stated they did not present testimony at the January 25, 2016 meeting because they were working with the Town's Engineering staff regarding drainage concerns and plan revisions. Since that time the Engineering Division has issued a memorandum dated February 8, 2016 indicating they have no objection to having any or all of the comments in the memorandum incorporated as a condition of approval. Joe Green, Robert Green Associates, briefly reviewed the proposed drainage system including a catch basin, curtain drain and swale. Additionally, notes regarding erosion and sedimentation control details were added to the site plans. Commissioners asked for confirmation that the applicant was comfortable accepting the remaining engineering comments as conditions of approval. Mr. Green responded yes. When asked if the driveway grade had changed, Mr. Green responded yes and that it is now at 14 percent slope as allowed by the regulations.

Larry Marion, 63 Burnt Hill Road, expressed concern with the location of the proposed deeded area of land by the applicant to the Town at the end of the cul-de-sac citing an existing alcohol and drug problem taking place in this area.

Jim Macomber, 64 Burnt Hill Road, commented that the drug and alcohol problem cited was expressed much worse than it is.

Eleanor Clark, 12 Burnt Hill Road, questioned the amount of open space proposed. Ms. Clark also expressed concern with safety if the access way is granted to the Town open space at the end of the cul-de-sac.

Attorney Tim Furey stated the Conservation Commission vetted the proposed open space and voted to forward *support of the acceptance of the open space in lieu of a conservation easement*

to the Town Plan & Zoning Commission. He added the regulation states the Commission may require, not that it shall require a specific amount of conservation easement. The Commission reviews each application and the appropriateness and location of proposed open space. Attorney Furey submitted a photograph of a “No Trespassing” sign for the record. He stated this is one of four signs that have been installed by an abutting property owner that now face the applicant’s property. In response to concern over activity at the end of the cul-de-sac, Attorney Furey felt the additional lot at the end of the street will make the end of the street a less favorable hang out area.

The public hearing was closed at 7:33 p.m.

Commissioner Doeg moves and Commission Jarvis seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a re-subdivision of land to create building lots in accordance with Article III Section 6 of the Farmington Zoning Regulations and the Subdivision Regulations (regulations); 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 8-23 and Section 2.02 of the Farmington Regulations for Subdivision; and

Whereas the Commission evaluated the proposal in accordance with Section 2.05 of the regulations, reviewed all departmental comments, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission grants conditional re-subdivision approval with the following conditions:

- The proposal shall adhere and conform to the latest memorandum from the Engineering Division and all relevant sections of the regulations and representations made by the applicant.

The motion passed with a vote of 5 in favor and 1 opposed (Brenneman).

Carl Murawski – 409 Plainville Avenue

Special permit for proposed two-story garage addition greater than thirty percent of the area of the existing house located at 409 Plainville Avenue, R30 zone. Mr. Murawski stated he would like to add a garage to his house. Commissioners asked how the garage would be connected and for an explanation of the use of the two-story structure. Mr. Murawski explained a common wall, large enough for a doorway, will provide the connection between the garage and existing house. The proposed addition will be positioned so that the front of the new construction will be set back toward the rear of the north side of the house. The first level of the new construction is all garage space and the second level will be used for storage. The addition will have electricity but no water service. Mr. Murawski was asked to confirm the exterior material of the new construction will be consistent with the existing house. Some concern regarding the size of the proposed addition was expressed. When Mr. Murawski was asked to explain the access to the

addition he responded through the door in the living room of their house and the garage doors only. The storage area above the garage will be accessed by a stairway inside the garage.

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

The public hearing was closed at 7:43 p.m.

Commissioner Jarvis moves and Commission Doeg 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 IV Section 30 of the Farmington Zoning Regulations (regulations) to construct an addition to a single family home at 409 Plainville Avenue as displayed on the plans in the Zoning Office; 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 with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations and representations made by the applicant.

Additional conditions of approval made by Commissioner Doeg and seconded by Commissioner Tucker:

- The two-story garage addition shall not be habitable;
- The two-story garage is permitted heating and lights but bathrooms are not permitted;
- Routine vehicle maintenance is the only vehicle maintenance permitted in the garage; and
- The exterior of the new construction shall be consistent with the existing house.

The motion passed with a vote of 4 in favor and 2 opposed (Brenneman, Tucker).

NEW BUSINESS

Farmington Libraries

Jay Johnston, Library Director, said they are looking to expand the farmer's market beyond the two months it ran last summer and would like to install a 4' x 4', double-sided, "A" frame sign. The sign will be left out throughout the entire length of the farmer's market. There was some discussion on the proposed location of the sign. The application indicates a location west of the Staples House.

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

VOTED: To approve Farmington Libraries sign application for a 4' x 4', double-sided, "A" frame sign as presented to be located west of Staples House or a more desirable location east of Staples House.

8-24 Referral - 8885 South Ridge Road (Lot 7) and 8809 Settlement Road (Lot 6A/B)

The Town Council has requested a report under Section 8-24 of the Connecticut General Statutes for the Commission to consider the acquisition of 8885 South Ridge Road (Lot 7) and 8809 Settlement Road (Lot 6A/B). The acquisition is for an approximate 107.1 acres owned by October Twenty-Four, Inc. The land abuts the Town of Plainville, property owned by the City of Hartford and other property on the current land acquisition list. The New England National Scenic Trail also runs through 8889 South Ridge Road making the acquisition of this land very desirable.

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

VOTED: To recommend acquisition of 8885 South Ridge Road (Lot 7) and 8809 Settlement Road (Lot 6A/B).

Devonwood Boathouse - Informal Discussion

Paul Meehan, 4 Kensington Drive, said he and his brother have their office located on the second floor of the Boathouse and his wife would like to have a yoga studio on the first floor. Mr. Meehan has had his office at this location for approximately four years and it did not occur to him that he would need a special permit for his business because of the historic office use in the building. Commissioners asked if there would be a fee charged for yoga classes. Mr. Meehan responded yes but that Devonwood residents would receive a discount. There are fifteen parking spaces at the boathouse and the maximum class size is expected to be twenty. There was some discussion on parking. The Commission also asked about the hours of operation. Mr. Meehan stated early a.m., noon and possibly Saturday a.m. When asked about lighting, Mr. Meehan said the parking lot is lit. Mr. Meehan was asked if all activities will take place indoors. There was discussion about the historic uses of the boathouse. The boathouse was approved for a sales office for Devonwood and recreational use of the Homeowner's Association. In discussion it was stated the parking lot is partial pavement and partial gravel. The Commission expressed concern with expanding the commercial use in a residential zone, adding it is near the wetland area.

PLANNER'S REPORT

Taprock – 81 South Main Street

John Maturo, General Contractor, described roof top units to be installed. The small mushroom shaped units are approximately 36 to 39 inches tall and will be located on the south side of the building. Mr. Maturo said in this location the visibility of the units will be limited because of the other industrial buildings. Proposed are two HVAC units and two exhaust units. There was some discussion about somehow screening the units. Mr. Maturo said they will look into options for screening the roof top units and added their engineer has recommended they be covered and not painted. It was also noted that the existing chimney stacks will be taken down.

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

VOTED: To approve the installation of the roof top units as presented with the condition that the applicant come back to the Commission with options for screening the units at 81 South Main Street, Unionville.

Compassion Dental

Commissioners asked why the Compassion Dental sign they denied has not been removed. Town Planner Warner provided an update on a discussion with the applicant earlier today.

MINUTES

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

VOTED: To approve the minutes of the January 25, 2016 meeting.

The meeting adjourned at 8:42 p.m.

SJM