

TOWN PLAN AND ZONING COMMISSION  
PUBLIC AND REGULAR MINUTES

April 27, 2016

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Jarvis, Tucker, Alternate Commissioners Charette and Houf and the Assistant Town Planner and Clerk. Chairman Dunn opened the meeting at 7:01 p.m. Town Council Liaison Peter Mastrobattista was also present.

Chairman Dunn explained the process of the meeting to the public.

**PUBLIC HEARINGS**

Town Farm Development LLC – 152 Town Farm Road

Special permit for site grading, tent structures and event use located at 152 Town Farm Road, R40/FW zones. Continued from the April 12, 2016. David Falt, Bozzuto's Inc., handed out "Proposed Event Usage 2016" for the Commissioners to consider and then proceeded to read through the handout. Generally the applicant, in addition to equestrian use of the site, is seeking permission to hold events on site and sublet the property for minor events not open to the general public. Examples of events to be help included after school sports camps, car shows, holiday market/tree sales, hayrides, fire department cook off, K9 Olympics, dream ride and fundraising events. Mr. Falt clarified he would like approval to hold twelve major events per year and twelve minor events. Major events would have an attendance of more than 1,000 people. The submitted suggested hours of operation be limited to 8 am to 10 m Monday – Saturday and 8 am – 9pm Sunday not including set up or take down. Large scale amplified music such as a band or concert on the site prior to 10 am or after 10 pm Friday and Saturday and after 8 pm Sunday. Major events would generally be limited to weekends (Friday – Sunday). Mr. Falt said he would like to hold a holiday event on a weeknight if the holiday falls on a Monday for example. Commissioners discussed concern with subletting the site for events not open to the general public such as weddings. Likely conditions of an approval would include a one year expiration/review of the special permit, lighting pointed/directed into the lot. When asked if additional structures are anticipated on the site, Mr. Falt responded at some point in the future they would like to replace the barns, etc. Commissioners asked for clarification on how animal waste would be handled. Mr. Falt listed farms they work with that take the waste where it is composted. There was further discussion regarding the number and types of events proposed at the site. Mr. Falt stated the Special Olympics is looking to have a number of events on the site. The applicant was also asked if there would be an issue complying with a condition of approval that the tent coverings from November 1 through May 1 each year. Mr. Falt said they agree to the coverings being installed 180 days a year and off 180 days a year. They would like some flexibility on the dates depending on the weather. The Commissioners suggested events held Monday – Thursday have no amplification and end at dusk. Mr. Falt responded to concerns of residents on Waterville Road regarding noise, traffic and ecological impact related to proposed uses of the site.

Ken Giantonio, 243 Waterville Road, expressed concern with noise from the site, traffic and impact to the habitat regarding the proposed use of the site.

John Kuk, 275 Waterville Road, expressed concern with noise, traffic and the environmental impact related to the proposed use of the site.

Jennifer Borowski, 143 Town Farm Road, stated she has watched events in the past from her home site and enjoyed the activity and has never had an issue with the noise. She said she was in favor of the application.

Carlos Landrau, 120 Town Farm Road, said he is new to the area but spoke with neighbors about the history of the site and he is excited with the proposed use of the site. He looks forward to enjoying the events with his family.

Mr. Falk thanked the Commission for their time and added they will continue to work with neighbors on concerns.

The public hearing closed at 8:00 p.m.

The following Commissioners voted on this application: Brenneman, Doeg, Dunn, Fraprie, Tucker and Charette.

Commissioner Doeg moves and Commission Tucker seconds the following resolution:

**Whereas** the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit from Town Farm Development LLC for site grading, structures and event use at 152 Town Farm Road; 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:

- This special permit is limited to one year and shall be considered for renewal based on the events of the coming year;
- The primary use of the facility shall be the existing polo / equestrian facility owned and operated by the owner of the property. In conjunction with equestrian / polo events the owner is allowed to use the tents and property for (during / after) event activities such as dining, retail sales of equestrian type goods and entertainment. The owner is also allowed to use the property for the annual Dream Ride event in a manner consistent with previous years;

- The owner of the property and its Hometown Foundation is allowed to sublet the property for other charitable events hosted by organizations with not for profit status. A representative of the owner shall be on the premises for the full duration of all events;
- All events on the property shall adhere to the following conditions:
  1. Major events are limited to Friday, Saturday and Sunday;
  2. The hours of operation for major events shall be limited to 8 AM – 10 PM on Friday and Saturday and 8 AM – 6 PM on Sunday (these hours do not include set up or take down necessary for the events);
  3. There can be weekday events on Monday through Thursday of less than 200 people that can operate until dusk with no audio amplification and no music amplification sound;
  4. For major events there shall be no amplified music on site prior to 10 AM and after 10 PM on Friday and Saturday and after 6 PM on Sunday;
  5. There shall be no more than 6 multi day events per year and no more than 12 total events per year;
  6. Sale of Liquor shall only occur within the tent area and shall be sold under a valid State of CT liquor license;
  7. At no time shall there be cars parked on Town Farm Road;
  8. The owner and event sponsors shall obtain special event approval and work with Police, Fire Marshall, Farmington Valley Health and all other town officials on all events as they do with the Dream Ride;
  9. The owner may appear before the Commission and request modifications to any of these conditions on a per event basis, if necessary. The Commission reserves the right to conduct a public hearing regarding any request to modify the conditions.
  10. The tent covers are permitted to be on for no more than 180 days a year;
  11. There shall be no lighting used at the facility that shall shine on or impact the neighbors; and
  12. The delivery and pick up of dumpsters on the property shall be limited to 9 AM to 6 PM Monday through Saturday.

After some discussion Commissioner Doeg suggested the following modification to his motion:

13. Activity on the property that does not go past dusk and does not involve amplification do not count toward the total number of events permitted;

Commissioner Tucker made a motion and Commissioner Brenneman seconded to accept this modification.

After further discussion Commissioner Doeg suggested further modification of his original motion to include:

14. Friday – Sunday events may be expanded to Monday for Memorial Day, Labor Day and Independence Day if the July 4<sup>th</sup> Holiday becomes a three-day weekend. Hours of operation and amplification of music on a holiday Monday stated in this condition shall be the same as Sunday.

Commissioner Doeg made a motion and Commissioner Brenneman seconded to accept this modification.

The motion with modifications was voted unanimously.

### **NEW BUSINESS**

#### **Canton Sign Shop – 11 Melrose Drive**

Tina Hallenbeck, Lindquist Insurance, presented the proposed oval 32” x 64.5” PVC sign for the building located at 11 Melrose Drive. The proposed sign will not be lit in any way. The Commission asked for confirmation from Assistant Planner Rutherford that the proposed sign complies with the requirements of the zoning regulations.

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

VOTED: To approve the Canton Sign Shop application to install a “Lindquist” building sign at 11 Melrose Drive as per plan presented and on file in the Planning Office.

#### **11 South Road LLC – 11 & 21 South Road**

Site plan approval for construction of a 40’ x 60’ storage building at 11 & 21 South Road. Tom Daly, P.E., Milone & MacBroom, presented the proposed 40’ x 60’ storage building. The building will be used to store maintenance equipment and finishing materials for tenant spaces. To the right of the storage building is an fenced dumpster enclosure area. Some existing vegetation in the parking islands near the storage building will be replaced with evergreens to help screen the view of the new building. When asked about hours of operation, Mr. Daly explained the building will be used during normal business hours by staff on site. The exception will be during a snowstorm when staff will be on site to remove snow. Charlie Nyberg, Associated Architects, responded to the question of lighting. They are not proposing to increase site lighting. Although they have not discussed lighting on the building yet, he would proposed wall pack lighting at the doors to the building. Mr. Nyberg described the proposed 40’ x 60’ building as a pre-engineered building clad with brick to match the existing medical office buildings. The back of the building is vertical metal paneling and the roof is a sloped, metal standing seam roof. The building will be visible from Middle Road, possibly the hotel on Farmington Avenue and the parking lot. The applicant was asked if the chain link fence could have slats to hide the dumpsters. Mr. Daly responded that should not be a problem. Confirmation on the use of the building was sought from the applicant. Mr. Daly and Mr. Nyberg confirmed there will be lights inside the building, no sanitary sewer will be connected, there is no office space, there are no windows, the building is single story and will be used for the storage of maintenance vehicles and miscellaneous tenant space finishing materials. The building will have natural gas connected for heat.

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

VOTED: To approve the site plan application of 11 South Road LLC to construct a 40' x 60' storage building and enclosed dumpster area at 11 & 21 South Road as per plan set presented with a revision date of March 23, 2016.

**PLANNER'S REPORT**

No Planner's Report.

**MINUTES**

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

VOTED: To approve the minutes of the April 12, 2016 meeting.

The meeting adjourned at 8:40 p.m.

*SJM*