

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

September 12, 2016

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

Secretary Doeg read the legal notice into the record.

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

Alternate Commissioner Charette was appointed to vote on behalf of Commissioner Tucker.

PUBLIC HEARINGS

Bristol Farms LLC – 398 and Lot 8787 Scott Swamp Road

Commissioners Brenneman and Fraprie stated for the record that they listened to the July 25, 2016 recording of the Bristol Farms LLC public hearing.

Special permit and site plan approval to expand off-site parking lot located at 398 and Lot 8787 Scott Swamp Road, R12 zone. Continued from July 25, 2016. Attorney Timothy Furey, Furey Donovan, Tracy & Daly, P.C., stated for the record that the applicant has addressed staff comments and consents to accepting the latest memorandum dated August 29, 2016 as a condition of approval. Per correspondence received from the adjacent Glenwood Place condo association dated September 6, 2016 they do not want a fence installed between the two properties. They feel the existing landscaping is sufficient. Additionally, they have no objection to parking lot lights staying on until 10:00 p.m. Two lighting photometric plans have been submitted for staff review and for the Commission to choose from. One plan has all parking lot lighting on poles and the other has a mix of pole and bollard lighting. Attorney Furey requested the parking lot lights shut off time be extended from 9:30 p.m. to 10:00 p.m. A six foot, vinyl fence will be installed along the easterly property line. There was some further discussion about the parking arrangement between the property owner and the adjacent condo development. There have been no issues for the past fourteen years per Mr. Crowley.

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

The public hearing closed at 7:27 p.m.

Commissioners eligible to vote on this matter are Brenneman, Doeg, Dunn, Charette, Fraprie and Jarvis.

Commissioner Jarvis moves and Commissioner Fraprie seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit and site plan approval to expand off-site parking lot located at

398 and Lot 8787 Scott Swamp Road, R12 zone 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;
- This motion is conditioned on compliance with the most recent memorandum from the engineering division and the latest revised plans;
- The site plan shall have no more than 40% impervious coverage;
- Buffer adjoining residential property to the east shall be a berm with a six foot stockade fence (amended unanimously Brenneman/Doeg to vinyl fence) along the top of the berm;
- No public address system, no repair or storage of vehicles or inventory;
- The parking lot shall be for the use of employees of the Crowley car dealership or its subsequent owners, and visitors to the Glenwood Condominiums for parking privately owned vehicles only. The lot shall not be used for the parking or storage of any inventory, commercial motor vehicles or any vehicles being sold or repaired by the dealership;
- One sign identifying the parking area and its allowed users shall be permitted. No commercial signage shall be permitted. All signage shall be located only within parking area or near its entrance on Wasley;
- Lighting shall be installed as displayed on the final plan and photometric plan (amended unanimously Fraprie/Brenneman to specify all lighting shall be on poles);
- Timers shall be installed and maintained on the lighting. The timers shall turn off the lights at 10:00 p.m.; however, this time can be modified by the Planning staff to a later time at the request of the Glenwood Homeowner's Association;
- No access to the parking area shall be provided from Route 6;
- Cars shall park in marked spaces only. No parking shall be allowed in the aisles or green spaces; and
- Absolutely no parking on pervious areas of the property.

The motion passed unanimously.

Jack Kemper – 4 Maiden Lane

Special permit application to construct addition to house in excess of thirty percent of existing house at 4 Maiden Lane, R20 zone. Continued from July 25, 2016. Mr. Kemper explained the proposed addition to the existing 1,372 sq. ft. house will increase the size to 4,551 sq. ft. The existing red gambrel house will be preserved and the addition will be constructed on the rear of the house. Modifications were made to reduce the overall appearance of the addition by putting

the garage under the house and adjusting the roof line. All exterior materials of the addition will match the materials for the existing house. The applicant was asked if he had received a copy of correspondence submitted by David Elder, 8 Maiden Lane, dated September 12, 2016. Mr. Kemper responded yes; noting the primary concern was drainage. The plan proposes to connect all roof leaders to a catch basin in the street and connect the curtain drain to an exterior sump pump that will also be connected to the catch basin in the street. The Town Planner stated all engineering aspects of the plan will be reviewed as part of the permitting process. The applicant was asked if he would be willing to work with staff regarding the landscape buffer between 4 and 8 Maiden Lane. Mr. Kemper responded yes he could work with staff.

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

The public hearing closed at 7:48 p.m.

Commissioner Fraprie moves and Commissioner Doeg seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit for 4 Maiden Lane, R20 zone to expand an existing house beyond 30% of its current size 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; and
- The applicant shall work with Staff regarding the landscaping plan between 4 and 8 Maiden Lane.

The motion passed unanimously.

Recko Farm LLC – Lot 22-1 Perry Street (132 Perry Street)

Special permit application to construct new house in excess of 1,600 sq. ft. at Lot 22-1 Perry Street (132 Perry Street), R9 zone. Continued from July 25, 2016. Mark Lovely, Lovely Development, presented the proposed 2,086 sq. ft. house on a vacant parcel adjacent to 132 Perry Street. He submitted property record information for the record regarding 137 and 139 Perry Street. The Assessor's Record for 137 Perry Street show the living area is 2,462 sq. ft. and the living area of 139 Perry Street is 2,229 sq. ft. The location of the proposed new house complies with the setback requirements of the zoning regulations and no variances are required. When asked how the proposed height compares to homes in the neighborhood, Mr. Lovely responded he kept the first floor height at eight feet to match the height of homes in the neighborhood.

Nunzio and Paulette Incremona, 144 Perry Street, stated they feel the proposed house is too big for the lot and too close to the property line. They also stated they dispute the boundary line they share.

When asked about the width of the proposed house Mr. Lovely stated it is comparable to the width of the homes at 137 and 139 Perry Street located across the street. The building lot complies with the requirements of the R9 zone zoning requirements.

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

VOTED: To continue this hearing to September 26, 2016.

CG Nursing Services LLC – 3 Forest Park Drive

Application for special permit for education use (CNA Program) at 3 Forest Park Drive, PR zone. Cynthia Ebanks presented her request to operate a training program for individuals interested in becoming certified nurses' aides. This space at 3 Forest Park Drive is located across the hall from her current business office. The space used for this program will have two classrooms and two labs. She described the location and parking of 40+ available spaces. Initially she will only offer day programs and will limit class size to ten students. The program will last for three weeks and run five days a week/weekdays only. In the future she may offer an evening class three nights a week for more than three weeks. She will also add a dementia care program in the future. Ms. Ebanks said she will hire two registered nurses to teach the classes and lab.

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

The public hearing closed at 8:15 p.m.

Commissioner Doeg moves and Commissioner Charette seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit for 3 Forest Park Road to conduct a CAN training program in an existing office space; 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 6

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; and
- Classes shall be a maximum of 10 students per class (amended unanimously Brenneman/Charette to say "not to exceed 20 students per class").

The motion passed unanimously.

Betty & Victor DaCruz – 9 Serra Drive

Application for special permit to raise poultry (up to six hens) at 9 Serra Drive, R40C zone.
Continued to September 26, 2016.

NEW BUSINESS

222 Talcott Notch Road

Waiver of the 150' separation requirement of Section 4.08.01 of the Subdivision Regulations.
This matter was tabled because no one appeared to present the request.

11 South Road LLC – 11 & 21 South Road

Site plan modification to increase size of storage building at 11 & 21 South Road. This application is tabled until the Inland Wetlands Commission receives a formal application and renders a decision on the matter.

PowerHawke Inc. – 132 Scott Swamp Road

Site plan approval for installation of solar canopy and related equipment at 132 Scott Swamp Road. Michael Balinskas, PowerHawke, Inc., presented the installation of one 64.26 kW (DC) solar canopy and one 6.48 kW (DC) solar tracker on the southwest frontage on Scott Swamp Road. The canopy will be installed over existing parking area. The lowest point of the canopy is approximately 15 feet high and the highest point is approximately 22 feet. Steel columns will be used to hold up the canopy and provisions will be installed to add the ability to charge vehicles at some point in the future. Mr. Balinskas showed the Commissioners the specifications for the solar tracker unit. The unit will rotate on its axis and the three foot unit will be approximately 15 to 20 feet above ground.

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

VOTED: To approve the PowerHawke Inc. site plan application to install solar canopy and solar tracking unit at 132 Scott Swamp Road as per plan submitted and on file with the Planning Office.

Lauretano Sign Group – 15 Farm Springs Road

Alyson Dombrowski, Lauretano Sign Group, presented the request to replace the existing Marriott sign at 15 Farm Springs Road. She explained the new sign as a 30 sq. ft. single-faced, halo lit sign located at the business entrance on Farm Spring Road. The Commission asked for confirmation that the proposed sign conforms to the requirements of the zoning regulations. Town Planner Warner confirmed.

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

VOTED: 5 in favor to 1 opposed (Brenneman) to approve the Marriott sign at 15 Farm Spring Road as presented by Lauretano Sign Group.

Jesmi Stanislavose – 18 Two Mile Road

One year review of special permit to raise poultry at 18 Two Mile Road. No complaints regarding this special permit have been received by the Planning & Zoning Office.

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

VOTED: To permanently approve the special permit to raise poultry at 18 Two Mile Road.

Tanbark Chase

Town Planner Warner explained the zoning regulations permit the Commission to approve the construction of up to three model homes for an approved subdivision.

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

VOTED: To approve three model homes to be constructed at Tanbark Chase subdivision on Plainville Avenue.

PLANNER'S REPORT

No Planner's Report.

MINUTES

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

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

The meeting adjourned at 8:42 p.m.

SJM