

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
November 12, 2025

Present for the hybrid meeting were Commissioners Canto, Sanford, St. Germain, Zarella, and Alternate Commissioners Polsky and Koster. Town Planner Rutherford along with Town Council liaison Wlodkowski (7:08pm.) were also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Town Planner Rutherford, Town Council liaison Wlodkowski and Commissioners Canto, Sanford, St. Germain, Zarella and Alternate Commissioner Polsky.

Commissioner Koster participated online.

Chair Halstead and Alternate Commissioner Tucci were absent.

Alternate Commissioner Polsky was seated as a voting member for Chair Halstead.
Commissioner Sanford was seated as Acting Chair.
Commissioner St. Germain was seated as Acting Secretary.

Commissioner Bandle's seat remains vacant; therefore, the Commission will function as a 5-member board.

Acting Secretary St. Germain read the legal notice into the record.

NEW BUSINESS

Cumberland Permit Strategy Group – 65 Spring Lane

Application for proposed new 120' W x 60'H wall sign and vinyl door sign for MEI Industrial Solutions, CR zone.

The applicant was not present. The matter was tabled to the end of the meeting after the public hearings.

Farmington Sports Arena – 11 Executive Drive

Application for site plan review for the installation of new scoreboard at existing field, CR zone.

Jake Lyman, Lyman Signs, presented via Zoom, on behalf of the owner and applicant Farmington Sports Arena (FSA), the request to install a new scoreboard at an existing FSA field. Using an aerial image, Mr. Lyman shared the location of the scoreboard (immediately behind Legacy Church). Mr. Lyman also shared the size of the scoreboard. The Commission asked clarifying questions. Salvatore DiTomasso, part owner of FSA, confirmed electric service will be brought underground to the sign, confirmed the scoreboard will be used sporadically for Special Event and High School games, games and scoreboard use shall conclude by 10pm, there is a wireless controller for the scoreboard which will be stored inside, there are no other exterior electronic scoreboards and the only sound emitted from the scoreboard is a horn to indicate the end of quarters or halves for the games.

Upon a motion made and seconded (Polsky/Canto) it was unanimously

VOTED: To approve the site plan application for the installation of a new scoreboard at an existing field at 11 Executive Drive, CR Zone as presented, discussed, and on file in the Planning office.

Marc Borghesi – 1533 New Britain Ave.

Application for special permit and site plan review, with waivers, for the construction of a 9,000-sf contractor storage building, CR zone.

Upon a motion made and seconded (Polsky/Canto) it was unanimously

VOTED: To accept the application for special permit and site plan review, with waivers, for the construction of a 9,000-sf contractor storage building, at 1533 New Britain Ave., CR zone and schedule a public hearing for Monday, December 8, 2025.

PUBLIC HEARING

Acting Chair Sanford explained the public hearing process and opened the hearing at 7:13pm.

William Clark – 14 Mountain Road

Application for special permit and site plan review for the construction of a 22' x 30' 660-sf. 2-car detached garage, with a 355-sf. loft in accordance with Article IV, Section 30 Expanded Home, R20 zone.

The applicant neglected to send the requisite abutter notifications; therefore, the hearing was opened and immediately continued.

Upon a motion made and seconded (Polsky/Canto) it was unanimously

VOTED: To continue the application for special permit and site plan review for the construction of a 22' x 30' 660-sf. 2-car detached garage, with a 355-sf. loft in accordance with Article IV, Section 30 Expanded Home, at 14 Mountain Rd., R20 zone to Monday, December 8, 2025.

Stanislaw Lipinski – 1055 New Britain Ave.

Application for special permit approval for 18 chickens and 9'x5' chicken coop, R20 zone.

Mr. Lipinski presented his application to permit the installation of a chicken coop and enclosure for the housing of 18 chickens. Aerial mapping and photographs were used to show the size of the coop and enclosure, its current location and proposed final location on the property. The Commission asked clarifying questions regarding the location of the enclosure, the storage of the food for the chickens and the removal of the chicken manure. Mr. Lipinski provided additional information regarding the location of the coop and enclosure, he confirmed the food is stored in a locked metal container, and he indicated the majority of the manure is disposed of in the trash and a portion is used in his home gardens.

Acting Chair Sanford opened the hearing to public comment at 7:21pm.

Kerry Callahan, 21 Penfield Place, made an inquiry regarding the ability to house roosters as part of the application. Town Planner Rutherford confirmed roosters are not permitted by the regulation.

There were no other comments offered in person or online.

The following written correspondence was received and entered into the record. Curt Goswick, 39 Penfield Place, wrote in opposition to the request to raise and house 18 chickens citing concerns with attracting nuisance wildlife and noise.

There was no other written correspondence.

The Commission asked follow up questions regarding the size of the subject property and proximity of those offering comment to the subject property. Town Planner Rutherford used the on-line GIS mapping to address the questions.

Upon a motion made and seconded (Polsky/Canto) it was unanimously

VOTED: To approve the application for special permit approval for 18 chickens and 9'x5' chicken coop, at 1055 New Britain Avenue, R20 zone as presented, discussed, and on file in the Planning office.

Town Plan & Zoning Commission – Regulation Text Amendment

Application for text amendment to the Regulations for Zoning, Article I, Section 9. Definitions, Article II, Section 1. Residential 80, 40, 30 Zones (R80, R40, R30). A. Permitted Uses, Article IV, Section 8. Off Street Parking Standards, Section 8A. Parking on Residential Properties (Commercial Vehicle Parking), and associated text edits to Section 8B. and Section 13. Continued from October 27, 2025.

Commissioner Canto indicated for the record he reviewed the October 27, 2025 meeting recording and is eligible for participating and voting on this application.

Town Planner Rutherford provided a brief summary of the application. The summary included revisiting the reason for the text amendment, challenges with the current regulation, and an explanation of vehicles permitted as of right under the proposed regulation, those considered commercial and special permit provisions for exceptions. Town Planner Rutherford next reviewed modifications made to the text amendment since the October 27, 2025 meeting. Most items addressed clerical concerns discussed at the October 27th meeting.

A general response to some of the written comments was then offered. Specifically discussed was the maximum size of vehicles permitted under the proposed text amendment. In addition to limiting vehicles to FHWA Class 3 and GVWR of 14,000 pounds, the other limiting factors are a maximum height of 8ft from the wheelbase to the top, including cargo, and a maximum 10 ft in cargo (box) length. Additional information was provided on sizes and styles of cargo vans, utility vans, step vans, and buses to compare and contrast height and length to assist in understanding how these vehicles fit or would be excluded in the proposed regulation.

Additional items were discussed from the written comments received with respect to requiring all parking on paved surfaces and requiring screening between the parked vehicles and neighboring properties.

The three items for consideration detailed in the Planner's Agenda Review were presented to the Commission; these relate to screening when the vehicle is in the front yard, screening when the vehicle is located behind the home, and farm and construction equipment.

The Town Planner indicated Staff have reviewed lot size data within all of the residential zones. The quantity of residential lots at 10,000 sf increments was compared to the quantity of lots at 15,000 sf increments, with the suggestion that the graduated table could be revised to 15,000 sf increments and the by-right allowance of commercial vehicles reduced to two or three vehicles.

The Commission asked a variety of clarifying questions related to where commercial vehicle parking will be permitted, owner and operator requirement, Class 2 vehicle height and length requirements needed, expanding special permit requests to allow modifications to any of the regulation criteria, shift to size and shape of vehicle rather than Class and GVWR limitations, consider simplifying language of regulation, definition of cargo length, and consideration of an ADA transit exception. These items were discussed with the Town Planner as each item was presented by the Commission member.

Acting Chair Sanford opened the hearing to public comment at 8:20pm.

The following written public comments were entered into the record:

Josh Davidson, 74 Basswood Rd. – in opposition to the text amendment as presented.
Alma Jackson, Talcott Glen condos – in opposition to the text amendment as presented.
Josh Davidson, 74 Basswood Rd. – draft alternate proposal – email.
Josh Davidson, 74 Basswood Rd. – draft alternate proposal.
Katherine Zelko, 19 Lantern Ct. – in opposition to the text amendment as presented.
Lynn Dera, no address provided - in opposition to the text amendment as presented.
Mercedes Alonzo, 8 Lyle Court - in opposition to the text amendment as presented.
Bridget Moss, 24 Basswood Rd. - in opposition to the text amendment as presented.
Paul Sanborn, no address provided - in opposition to the text amendment as presented.
Rebecca Hollyoak, no address provided - in opposition to the text amendment as presented.
William Bartucca, 50 Red Coat Lane - in opposition to the text amendment as presented.
Arleen Kline, 43 Cope Farms Rd. - in opposition to the text amendment as presented.
Lisa Troy, Tall Timbers Dr. - in opposition to the text amendment as presented.

Public comment was received from those in attendance in the Council Chambers starting at 8:27pm:

Julie Burke, 30 Lovely St., spoke in opposition to the regulation, citing concerns with where vehicles will be permitted to park, noise, safety, and monitoring for compliance.

Arleen Kline, 43 Cope Farms Rd., spoke in opposition to the regulation, citing concerns with the size and length of the vehicles, aesthetics, noise, fines, and number of vehicles based on lot size rather than driveway size.

Corrine LeBouthillier, 36 Progress Ave., spoke in opposition to the regulation, citing concerns with large vehicles parking on the road and the need for three large vehicles.

Josh Davidson, 74 Basswood Rd. – spoke in opposition to the regulation, citing concern with unrestricted allowance of Class 2 vehicles, why is more than one commercial vehicle needed on a property, GVWR can change over time suggests using body type instead, and improved screening requirements.

Patti LeBouthillier, 44 Progress Ave. - spoke in opposition to the regulation.

James Pogson, 56 Main St. – provided general comments regarding the regulation, historic issues with commercial vehicles, the change in vehicle types and styles over time, and his understanding of the text amendment as proposed and monitoring efforts.

No public comments were provided by online attendees.

Town Planner Rutherford provided general responses to some of the public’s comments. The Commission then provided some general feedback and directions for further updates.

Upon a motion made and seconded (Polsky/Canto) it was unanimously

VOTED: To continue the public hearing for the application for the text amendment to the Regulations for Zoning, Article I, Section 9. Definitions, Article II, Section 1. Residential 80, 40, 30 Zones (R80, R40, R30). A. Permitted Uses, Article IV, Section 8. Off Street Parking Standards, Section 8A. Parking on Residential Properties (Commercial Vehicle Parking), and associated text edits to Section 8B. and Section 13 until Monday, December 8, 2025.

NEW BUSINESS

Cumberland Permit Strategy Group – 65 Spring Lane

Application for proposed new 120” W x 60”H wall sign and vinyl door sign for MEI Industrial Solutions, CR zone.

Town Planner Rutherford presented the sign request on behalf of the applicant. The application documents were used to illustrate the location and size of the attached building sign and vinyl door sign. The signs are non-illuminated.

The Commission had no questions regarding the signs.

Upon a motion made and seconded (Polsky/Canto) it was unanimously

VOTED: To approve the sign application for the new 120” W x 60”H wall sign and vinyl door sign for MEI Industrial Solutions, at 65 Spring Lane, CR zone as presented, discussed, and on file in the Planning office.

PLANNER'S REPORT

Aura Essence of India - 55 Mill St., Unionville

The restaurant at 55 Mill Street has new ownership with a new name and new signs. The monument sign and awning signs will be replaced with new vinyl overlays. No other changes are proposed. The Commission agreed that the sign changes can proceed with Staff oversight.

MINUTES

October 27, 2025 Meeting Minutes

Upon a motion made and seconded (Polsky/Zarella) it was

VOTED: 4 – 0 – 1(Canto abstention) to approve the October 27, 2025 Town Plan & Zoning Commission meeting minutes.

The meeting was adjourned at 9:37pm.