

TOWN OF FARMINGTON
TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA (2 Pages)

DATE AND TIME: Monday, December 8, 2025 – 7:00 p.m.

PLACE: Online Web Conference and the Town Hall Council Chambers

**** PLEASE NOTE THE MEETING WILL BE HELD ONLINE and IN-PERSON****

To access the meeting please click the link below to join the webinar:

<https://us02web.zoom.us/j/87524689725>

OR

Telephone call in information: US: +1 312 626 6799 or 1 646 558 8656

OR

GO TO <https://us02web.zoom.us/> and Join a meeting using the Webinar ID: 875 2468 9725

CALL TO ORDER

NEW BUSINESS

1. **Spy Farm LLC** - application for site plan modification for a Spy themed science, technology, engineering, math, and physical fitness educational facility at 9 Eastview Drive, CR zone.
2. **402 Farmington Ave LLC** – application for site plan modification for modification of Conditions of Approval granted May 24, 2021, to allow for internal construction activity on Saturdays from 7:30am to 3:30pm at 402 Farmington Ave., SIF Zone.
3. **Farmington Motor Sports** - accept application for site plan modification for landscaping buffer, drainage, and parking lot improvements at 148 Brickyard Road (Assessors Lot 3G), CR Zone and schedule public hearing (*recommended hearing date of Monday, January 26, 2026*).
4. **James W. Pennito** – accept application for special permit and site plan approval for construction of barn / shed in excess of 700 sf at 35 Mountain Spring Road, R80 Zone and schedule public hearing (*recommended hearing date of Monday, January 26, 2026*).
5. **The Metro Realty Management Corporation** – accept application for Amendment to the Regulations to add the Scott Swamp Road Opportunity Zone (SSROZ), change of zone from BR to SSROZ and site plan approval for construction of 62-unit multifamily community and associated improvements pursuant to General Statutes Sec. 8-30g at 20 Scott Swamp Road, and schedule public hearing (*recommended hearing date of Monday, January 26, 2026*). (*Text amendment and zone change map posted to the Clerk's office.*)

PUBLIC HEARING

1. **William Clark** application for special permit and site plan approval 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 Road, R20 zone. (*public hearing continued from Wednesday, November 12, 2025*)
2. **Marc Borghesi** 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 Avenue, CR zone.
3. **Town Plan & Zoning Commission** 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 (*public hearing continued from Monday, October 27, 2025*)

**** Members of the public in need of accommodation for access to the internet for meeting participation may contact the Planning Office and accommodation will be made for you at Town Hall. 860-675-2325. Please notify us by 1pm the day of the meeting.****

Follow this link for public hearing application information: <https://www.farmington-ct.org/government/town-plan-zoning-commission/public-hearing-documents>

OLD BUSINESS

1. **RTX Corporation** – 10 Farm Springs Rd. - minor modification to September 22, 2025 approval to security entrance driveway.

PLANNER'S REPORT

1. Other items that may arise

MINUTES

Approve minutes of the November 12, 2025 Town Plan & Zoning Commission meeting.

Approve updated minutes of the October 27, 2025 Town Plan & Zoning Commission meeting.

ADJOURN