

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
December 8, 2025

Present for the hybrid meeting were Chair Halstead, Commissioners Canto, Sanford, St. Germain, Zarella, and Alternate Commissioners Tucci, and Koster. Town Planner Rutherford, Assistant Town Planner Daigle, and Clerk Hansen along with Town Council liaison Wlodkowski (7:05pm.) were also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Town Planner Rutherford, Assistant Town Planner Daigle, Clerk Hansen, Town Council liaison Wlodkowski and Chair Halstead, Commissioners Canto, Sanford, St. Germain, Zarella and Alternate Commissioner Koster.

Commissioner Tucci participated online.

Alternate Commissioner Polsky was absent.

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

Chair Halstead announced that the public hearing for William Clark, 14 Mountain Road application will be continued until the Monday, January 26, 2026 regular meeting.

Secretary Sanford read the legal notice into the record.

NEW BUSINESS

Spy Farm LLC – 9 Eastview Drive

Application for site plan modification for a Spy themed science, technology, engineering, math, and physical fitness educational facility, CR zone.

Spy Farm LLC owner, Paul Battista, presented the application for the conversion of one-third of the 9 Eastview Drive existing building into the Spy Farm facility. He explained their mission statement for building student self-confidence offering classes for mastering electronics, conflict avoidance, self-defense classes, and experience with different state-of-the-art simulators. The building will also continue to house the Nutmeg TV offices and newsroom in the front two-thirds portion of the building.

The Commission asked the hours of operation. Mr. Battista responded that initially classes would be offered from 5:00pm. – 9:00pm. on Mondays – Fridays, with no weekend classes offered at this time. The Commission asked if any summer camps are planned for the future. Mr. Battista responded that no summer camps are anticipated at this time, and that the sessions will include one or two classes of 8 middle school aged students for a period of 6 – 8 weeks. The Commission asked if parents would drop off the students or would stay during the session. Mr. Battista replied that limited seating in the waiting area would be provided and are expecting most students to be dropped off. Mr. Battista noted that the site has ample parking available and that there will be no parking along Eastview Drive.

Upon a motion made and seconded (St.Germain/Zarella) it was unanimously

VOTED: To approve the application for site plan modification for a Spy themed science, technology, engineering, math, and physical fitness educational facility, at 9 Eastview Drive; CR zone as presented, discussed, and on file with the Planning office.

402 Farmington Ave LLC – 402 Farmington Avenue

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, SIF zone.

Kyle Richards of The Metro Realty Group presented the current status of the previously approved housing construction project located at 402 Farmington Avenue. Mr. Richards stated that the building is now completely enclosed and the majority of the remaining work is indoor work. Mr. Richards stated that the benefit of permitting the contractors to work on Saturdays within the interior of the building is a reduction in the overall construction timeline for the completion of the building; making the 130 units of market rate and affordable apartments available in less than a year. Town Planner Rutherford shared photos of the existing conditions of the multi-family housing building. The Commission asked Ms. Rutherford to measure on the GIS mapping system the distances from the new building to the closest neighboring homes. The Commission asked clarifying questions and Mr. Richards confirmed there would be no deliveries, no tractor trailers, and no work on the courtyard on Saturdays. Further, he confirmed if the Saturday is also a holiday, there will be no work on that particular Saturday. The Commission discussed limiting the request to the winter and early spring in consideration of the neighbors. Mr. Richards concurred with this compromise.

Upon a motion made and seconded (St.Germain/Canto) it was unanimously

VOTED: To approve the 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, SIF zone until April 30, 2026 at 402 Farmington Avenue as presented, discussed, and on file with the Planning office.

Farmington Motor Sports – 148 Brickyard Road (Assessors Lot 3G)

Application for site plan modification for landscaping buffer, drainage, and parking lot improvements, CR.

Upon a motion made and seconded (St.Germain/Zarella) it was unanimously

VOTED: To accept the application for site plan modification for landscaping buffer, drainage, and parking lot improvements, at 148 Brickyard Road (Assessors Lot 3G); CR zone and schedule a public hearing for Monday, January 26, 2026.

James W. Pennito – 35 Mountain Spring Road

Application for special permit and site plan approval for construction of barn / shed in excess of 700 sf, R80 Zone.

Upon a motion made and seconded (St.Germain/Zarella) it was unanimously

VOTED: To accept the 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 for Monday, January 26, 2026.

The Metro Realty Management Corporation – 20 Scott Swamp Road

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.

Upon a motion made and seconded (St.Germain/Canto) it was unanimously

VOTED: To accept the 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 a public hearing for Monday, January 26, 2026.

PUBLIC HEARING

Chair Halstead explained the public hearing process and opened the hearing at 7:38pm.

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 submitted written correspondence for the request to continue the public hearing and consent to the extension in permitting time.

Upon a motion made and seconded (St.Germain/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, January 26, 2025.

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.

Marc Borghesi of Borghesi Building & Engineering presented the application for the Barnes Landscaping LLC new building that will include five separate contractor unit spaces primarily for plumbers and electricians to rent. Barnes Landscaping LLC owner, Austin Barnes will move into one of the units for his business that is already located on the property. Mr. Barnes is currently utilizing a hoop house structure located behind the existing small office building on the property for equipment storage. The anticipated hours of operation are 7:00am. – 10:00pm. and there will be no manufacturing taking place in or outside of the proposed new building. The majority of the storage of equipment will be within the new building. The Commission asked

about snow removal and planned areas for snow storage. Mr. Barnes replied that he would continue to plow snow at the property. Snow will be piled in landscape areas to either side of the detention basin. The Commission asked about the distance from the new contractor building to the new 1600 New Britain Avenue 'Trailside' housing development. Town Planner Rutherford shared the measurement from the GIS mapping system. The Commission inquired about the additional traffic in and out of the site. Mr. Borghesi stated that the five tenant spaces will have limited traffic during the morning and afternoon peak hours; likely 10 to 15 vehicles. The vehicles will likely come and go through the day depending on workload and jobsite locations. Mr. Barnes shared that for his landscaping vehicles he has the ability to silence the back-up alarms. The Commission asked about the potential for large delivery trucks to the property. Mr. Borghesi responded that deliveries will be made, but not anticipating any tractor-trailer trucks needing to deliver to the site. The Commission asked about the exterior lighting; Mr. Borghesi stated that the lights are LED full cut-off and will be on motion sensors. The Commission questioned the requested hours of operation. Mr. Barnes stated that the anticipated 10:00pm closing time was just a suggestion in case of instances when a contractor may need to return late. The Commission recommended standard operating hours from 7:00am. – 8:00pm, understanding there will be off hours access for emergency work (snowplowing, plumbing repairs, etc.). Mr. Barnes agreed to the modified hours of operation. The Commission also stated that no washing of vehicles will take place at the facility, which Mr. Barnes also agreed. Lastly, the Commission noted that any individual business wall signs or a monument sign listing the tenants will need to be applied for and reviewed by the Commission. The Commission briefly discussed the waivers and required 5/6 vote for impervious coverage and 10% interior landscape coverage.

Chair Halstead asked for any public comments, which were none from those in attendance or online.

Ms. Rutherford read into the record the written correspondence received in support of the proposed plan for the new building from Karen Fiorini of 1451 New Britain Avenue.

Chair Halstead closed the 1533 New Britain Avenue application public hearing at 7:53pm.

Upon a motion made and seconded (St.Germain/Canto) it was unanimously

VOTED: To approve 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 as presented, discussed, and on file in the Planning office, with the condition that all engineering comments shall be addressed to the satisfaction of town staff, and adherence to the operating items agreed to during the meeting.

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 the initial public hearing date of October 27, 2025.

Chair Halstead indicated for the record he reviewed the November 12, 2025 meeting recording and is eligible for participating and voting on this application.

Assistant Town Planner Daigle presented an updated version of the commercial vehicle parking text amendment regulation, including modifications made to the text amendment to address comments received at the November 12, 2025 public hearing meeting. Mr. Daigle highlighted the update to the Summary of Proposed Amendments from the revised PowerPoint presentation. The commercial vehicle definition was updated; a passenger vehicle definition was added; and an explanation of the beltline terminology was provided. Mr. Daigle noted the word setback was added to Article IV, Section 8A. A. 3. to align with defined terms. He further explained the setback distance is specific to each residential zoning district. Mr. Daigle next reviewed the minor changes to Article IV, Section 8A. B. Commercial Vehicles on Parcels containing a residential use. He noted the removal of the provision to park a commercial vehicle behind the home on the lawn. Clarification was provided to the term axle and the measurement of cargo length and vehicle height. Mr. Daigle shared the revised lot size requirements for parking commercial vehicles: parcels less than or equal to 15,000 sf will be limited to one commercial vehicle and parcels greater than 15,000 sf shall be permitted two commercial vehicles by right. A special permit application process for the consideration of size, location, or quantity can be considered by the Commission with this revised regulation, but shall not permit a vehicle greater than a FHWA Class 4, shall not exceed a GVWR of 16,000lbs., and shall not exceed three axles including any transverse sets of wheels. Town Planner Rutherford shared a chart and images on the screen for examples of FHWA Class 1 through Class 6 vehicles. Images of full-size passenger vehicles and small utility vans were shared and benchmarked against the proposed regulation: maximum of 8 passengers, maximum passenger vehicle height of 7 ft (84") tall, and maximum cargo length of 8 ft (96"). Images of commercial vehicles, including trucks and vans of various sizes and styles were shared and benchmarked against the proposed regulation: maximum commercial vehicle height of 8 ft (96") tall, and maximum cargo length of 10 ft (120"). The Commission asked for clarification for the allowed commercial vehicle placement at a home. Mr. Daigle and Ms. Rutherford responded that no commercial vehicles can be parked within a lawn area. Commercial vehicles can be parked only on a driveway or garage. The Commission asked about the enforcement of the new regulation. Ms. Rutherford explained the process of first issuing a letter for voluntary compliance. If voluntary compliance is not achieved a notice of violation letter is sent to the property owner and citations issued in accordance with the Town Ordinance.

Chair Halstead opened the hearing to public comment at 8:17pm.

Josh Davidson, 74 Basswood Rd. – spoke in appreciation of the ongoing work for the proposed regulation with additional suggestions for consideration to remove the term trailer from the passenger vehicle definition, edit the passenger limit from 8 to 9 passengers, and eliminate the commercial vehicle usage description. Mr. Davidson asked a clarifying question regarding the difference between the passenger vehicle and commercial vehicle limitations. Ms. Rutherford provided an explanation. Mr. Davidson asked if a vehicle with a commercial license plate which is utilized as a passenger vehicle pickup truck would be defined as a commercial vehicle. Ms. Rutherford confirmed any vehicle with a commercial license plate is considered a commercial vehicle. Ms. Rutherford reiterated the passenger vehicle and commercial vehicle size restrictions. Mr. Davidson suggested a definition for a pickup truck based on an aesthetic standard, and the continuation to limit the number of commercial vehicles to one per parcel of property.

Arleen Kline, 43 Cope Farms Road – spoke about the 8 passenger limit stating that a Chevy Suburban can seat up to 9 passengers, the Kia Carnival can seat 11 passengers, and Ford Transit can seat 12 passengers. Ms. Kline also inquired if the proposed zoning regulation is reviewed by a lawyer. Ms. Rutherford replied that the Town Attorney is aware of the proposed zoning regulation and staff reviewed other commercial vehicle regulations recommended by the Town Attorney.

Matt Pogson, 270 Brickyard Rd. – spoke in appreciation of the ongoing work for the proposed regulation and provided general comments regarding the regulation, historic issues with his own personal vehicles, and trying to understand how the proposed regulation will affect his vehicles. Mr. Pogson expressed a concern about commercial vehicles being forced to park at the front of the house within the driveway instead of in the backyard as the zoning regulations require for recreation vehicles and trailers. Mr. Pogson inquired what is included by the term equipment as noted in Article I., Section 9 Definitions for Commercial Vehicle. Ms. Rutherford agreed the term equipment should be removed from the definition.

Lisa Troy, Tall Timbers Drive – offered public comment online regarding driveway size and the concern for commercial vehicles being parked on the road. Ms. Troy stated that multiple commercial vehicles parked in residential neighborhoods negatively impacts property values.

Ms. Rutherford read into the record the written correspondence received in opposition from Susan Riley Chudwick, 9 Tall Timbers Drive; letter of opposition from Carol Gill, Farmington, and letter of opposition from Lisa Troy, Farmington.

The Commission discussed adjusting the proposed limit to the number of passengers for the passenger vehicle definition, removing the word trailer from the passenger definition, modifying the usage description for commercial vehicles, along with removing the words recreation and equipment from the definition, and discussing the number of by right commercial vehicles per property. The Commission also suggested that for the Home Business special permit add a check box to the application to disclose commercial vehicles associated with the business and if needed apply for both special permits during the same application and public hearing process. Ms. Rutherford suggested the edit of Article I. Section 9 Definitions to read:

- **COMMERCIAL VEHICLE:** Any vehicle regularly used in the conduct of business, commerce, profession, or trade and meets any one of the following:
 - a. The vehicle is not a Passenger Vehicle (See Definition)
 - b. The vehicle has more than two axles (includes any transverse sets of wheels), or
 - c. The vehicle has a commercial license plate.

Ms. Rutherford also suggested to remove the term trailers from the PASSENGER VEHICLE definition and change the 8 passenger limit to 9 passengers.

The Commission agreed with the edits to the regulation acknowledging the clarity for enforcement.

Chair Halstead closed the public hearing at 9:08pm.

Upon a motion made and seconded (St.Germain/Canto) it was unanimously

VOTED: To approve 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, as presented, discussed, and on file with the Planning office, with edits as noted.

OLD BUSINESS

RTX Corporation – 10 Farm Springs Road

Site plan modification for new security entrance, PR zone.

Henry Withers, Landscape Architect with the SLAM Collaborative presented online the site plan modification to the previously approved security upgrades granted on September 22, 2025. The site plan modification is limited to the entrance, exit and vehicle rejection lane. The request is prompted by the need to eliminate any work within an easement area at the end of Farm Springs Rd. Mr. Withers described two options being considered by RTX Corporation. The first option presented utilizes the interior service drive which would require security to escort a rejected vehicle along the fire lane to exit the property. The second option presented involves relocating the entrance, exit, and original rejection lane further west along Farm Springs Road to stay out of the easement area. This option involves creating a new curb cut for the driveway and the relocation of the monument sign. Town Planner Rutherford explained that the preference is for the Commission to approve both options, allowing the applicant to continue to work with town staff for the final design, including addressing the original staff comments and conditions of approval. The Commission concurred.

Upon a motion made and seconded (St.Germain/Canto) it was unanimously

VOTED: To approve the site plan modification for Options 1 and 2 of the security entrance drive approval granted September 22, 2025, at 10 Farm Springs Road, PR Zone, as presented, discussed, and on file with the Planning office; with conditions.

The Commission took a brief recess from 9:21pm. to 9:23pm.

PLANNER'S REPORT

Commission Land Use Training

Town Planner Rutherford discussed the Monday, January 12, 2026 Land Use Training meeting with the Town Attorney, Bob DeCrescenzo. She also stated that she has emailed the newly elected TPZ Commissioners regarding the training session and a discussion about HB8002 Affordable Housing Bill will also be discussed during the Land Use Training.

HB 8002 and the Plan of Conservation and Development

Ms. Rutherford outlined with the Commission the timeframe for the next Plan of Conservation and Development updates, along with the creation of a Housing Growth Plan. She explained that the town can embark on the creation of these documents at the same time, or town may consider being a part of the Capitol Region Council of Governments (CRCOG) Housing Growth Plan.

Ms. Rutherford described the intent to hold work sessions for the next Plan of Conservation and Development to solicit public involvement/comments and the involvement of a planning consultant to assist with the process.

MINUTES

November 12, 2025 Meeting Minutes

Upon a motion made and seconded (St.Germain/Canto) it was

VOTED: 4 in favor and one abstention (Halstead) to approve the November 12, 2025 Town Plan & Zoning Commission meeting minutes.

October 27, 2025 Updated Meeting Minutes

Upon a motion made and seconded (St.Germain/Sanford) it was

VOTED: 4 in favor and one abstention (Canto) to approve the October 27, 2025 Town Plan & Zoning Commission meeting minutes.

The meeting was adjourned at 9:40 p.m.

LDH