

TOWN OF FARMINGTON
TOWN PLAN AND ZONING COMMISSION
MEETING AGENDA

DATE AND TIME: Monday, January 26, 2026 – 7:00 p.m.

PLACE: Online Web Conference and the Town Hall Council Chambers

INCLEMENT WEATHER NOTICE: PLEASE CHECK <https://www.farmington-ct.org/> TO CONFIRM MEETING STATUS. STATUS WILL BE POSTED BY 4PM ON 1/26/2026.

**** 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/81075900054>

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: 810 7590 0054

CALL TO ORDER

PLEDGE OF ALLEGIANCE

NEW BUSINESS

1. **Alex Thomas – TDG Architects** – 1599 Southeast Rd. – Sign application for new monument sign in new location – B1 Zone.
2. **ADRC** – reappoint Tim Eagles for three-year term.
3. **Miss Porter’s School** – Accept application for Special Permit and Site Plan approval for temporary lighting for limited nighttime use of athletic fields at 8478 Maple St., 8288 Garden St, and 11 Maple St. for one week in the summer until 10pm, R20 and R12 zones. and schedule public hearing (*recommended hearing date of Monday, February 23, 2026*).

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. **Farmington Motor Sports** - application for site plan modification for landscaping buffer, drainage, and parking lot improvements with waivers for impervious coverage and landscaping at 148 Brickyard Road (Assessors Lot 3G), CR Zone. **Continuing to February 9, 2026.**
3. **James W. Pennito** – 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.
4. **The Metro Realty Management Corporation** – 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. (*Text amendment and zone change map posted to the Clerk’s office.*)

PLANNER’S REPORT

1. Tunxis Mead – STEAP Grant Projects
2. Other items that may arise

MINUTES

1. Approve minutes of the December 8, 2025 Town Plan & Zoning Commission.
2. Approve minutes of the January 12, 2026 (Administrative and Regular meetings) Town Plan & Zoning Commission meeting.

ADJOURN

**** 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>