

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
January 26, 2026

Present for the hybrid meeting were Chair Sanford, Commissioners Canto, Cordeiro, Davidson, St. Germain, Zarella, and Alternate Commissioners Fagan, Ingvertsen, and Pogson. Town Council liaison Polsky, Town Planner Rutherford, and Clerk Hansen were also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Town Planner Rutherford, Clerk Hansen, Town Council liaison Polsky and Chair Sanford, Commissioners Canto, Cordeiro, Davidson, St. Germain, Zarella and Alternate Commissioner Ingvertsen.

Alternate Commissioners Fagan and Pogson participated online.

PLEDGE OF ALLEGIANCE

Chair Sanford welcomed everyone to the TPZ meeting and asked Secretary St. Germain to read the legal notice into the record.

NEW BUSINESS

Alex Thomas – TDG Architects -1599 Southeast Road

Steve Marszalek, owner of Goldfish Swim School and co-owner of the property, presented the application for a new monument sign at the location of the previous Barnes and Noble Bookstore at 1599 Southeast Road. The property is located within the towns of Farmington and Newington. Mr. Marszalek stated that they have applied for building permits and informed the Commission that more applications for the multi-tenant space will be applied with a comprehensive plan to redesign the landscaping on the property.

Mr. Marszalek described the proposed new location for the monument sign, and the 50-sf sign area is consistent with the zoning regulations. Mr. Marszalek noted the proposed sign height is 13'-10". This is taller than the maximum 10ft; however, he is requesting a height exception as permitted under Section 7.L. of the regulation. Town Planner Rutherford shared on screen the rendering for the sign and stated that the height will be an additional 3'-10" taller than the regulation, and the driveway drops down into the property.

The Commission asked about the proposed new location for the monument sign. Ms. Rutherford shared the site plan with the Commission indicating the sign will be about 20 feet closer to Southeast Road at the edge of the front setback.

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

VOTED: To approve the Alex Thomas – TDG Architects application for the proposed new monument sign in new location at 1599 Southeast Road, B1 zone as presented and on file with the Planning office.

Architectural Design Review Committee (ADRC) – Reappoint Tim Eagles for three-year term.

Town Planner Rutherford described the advisory role of the ADRC in regard to reviewing projects within the Unionville Center, Farmington Center, and the Midpoint Development District zones. Ms. Rutherford confirmed Mr. Eagles was willing to be appointed to another term on the ADRC.

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

VOTED: To approve the reappointment for Tim Eagles on the Architectural Design Review Committee (ADRC) for January 2026 – December 2028 term.

Miss Porter’s School – 7 Mountain Road

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*).

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

VOTED: To 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 the public hearing for Monday, February 23, 2026.

PUBLIC HEARING

Chair Sanford explained the public hearing process and opened the hearing at 7:15pm. She stated for the record that she is neighbors with William and Jill Clark but has no conflict with serving as a voting member for the review of the application presentation.

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.

William Clark presented online the special permit application for the proposed detached 2-car garage which exceeds 30% of the living area of the principal residence by 24 sf thus requiring the special permit. Mr. Clark stated that according to the Tax Assessors’ records their home is 2,122 sf., which would allow by-right a maximum size structure of 636 sf. Mr. Clark stated that he has received a Temporary Certificate of Appropriateness from the Farmington Historic District Commission. The Commission asked about the use of the loft area and Mr. Clark responded that it is only for storage. The Commission asked if the garage would have water, sewer, HVAC, and electricity utilities. Mrs. Clark responded that the new garage will only have electricity. The Commission asked about how stormwater will be managed from the gutters on the garage. Town Planner Rutherford stated that infiltration chambers will be provided to manage stormwater runoff from the roof and Town Staff will work with the applicant if it is

determined the soils are not suitable for infiltration at the time of construction. The Commission asked about the size of the garage in relation to other garages in the neighborhood. Mr. Clark replied that the proposed garage is actually smaller in size than their neighbors.

Chair Sanford opened the hearing to public comment.

No public comments either in the Council Chambers or online were offered.

Chair Sanford closed the 14 Mountain Road public hearing at 7:26pm.

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

VOTED: To approve 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 as presented and on file with the Planning office.

Farmington Motor Sports – 148 Brickyard Road

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.

Town Planner Rutherford stated that the applicant submitted written correspondence requesting a to continue the public hearing to the next meeting.

There was a motion made and seconded (St. Germain/Zarella) to open the public hearing and continue to Monday, February 9, 2026. Commissioner Davidson suggested an amendment to the motion to require a formal Aquifer Protection Area permit application be made to the Commission to include a materials management plan for the facility located at 144 & 148 Brickyard Road prior to the February 9, 2026 public hearing. Town Planner Rutherford stated that the Town Attorney has advised that without the presence of the applicant or their representative, the only discussion should be related to opening and continuing the hearing.

There was some limited discussion regarding the proposed amendment to the motion. Commissioners St. Germain and Zarella confirmed they would not amend their motion and second.

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

VOTED: 5 in favor (Canto, Cordeiro, Sanford, St.Germain, Zarella) and 1 abstention (Davidson), To open and continue the 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 to the Monday, February 9, 2026 meeting.

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 at 35 Mountain Spring Road, R80 Zone.

Chair Sanford opened the hearing at 7:44pm.

Mr. Pennito presented the application to construct a 720-sf. woodworking barn with a 240-sf. attached lean-to. Mr. Pennito stated that the barn will primarily hold a table saw, band saw, and drill press for the woodworking equipment. The barn will have electricity but no water utilities. The Commission asked if the barn will be used for business purposes in making products to be sold. Mr. Pennito responded that the barn workshop is only for hobbies. The Commission asked about tree removal for the proposed location on the property. Mr. Pennito responded that a few trees have fallen in the area where the barn will be located; he intends to utilize the wood from those pine trees in his woodworking. The Commission asked about any outside lighting with the project. Mr. Pennito responded that he is considering a front door light, but no spotlights in the backyard either to or from the barn. The Commission asked if the lean-to will be for storage of lumber. Mr. Pennito responded that the shelter will be for firewood storage.

Chair Sanford opened the hearing to public comment.

There were no public comments either in the Council Chambers or online.

Chair Sanford closed the 35 Mountain Spring Road public hearing at 7:53pm.

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

VOTED: To approve 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 as presented and on file with the Planning office.

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 at 20 Scott Swamp Road. (*Text amendment and zone change map posted to the Clerk's office.*)

Chair Sanford opened the hearing at 7:54pm.

Attorney Christian Hoheb, Law Office at 314 Main Street, Farmington, CT opened the presentation for the amendment to the regulations to add the Scott Swamp Road Opportunity Zone, the change of zone from BR to SSROZ, and the site plan application to repurpose 5.48 acres of property at 20 Scott Swamp Road. Attorney Hoheb introduced the team and Town Planner Rutherford shared the PowerPoint presentation slides for the application. Attorney Hoheb described the prior use of the site as the Touchpoints at Farmington nursing home. The facility closed in August 2023 but when fully functioning accommodated 120 beds and at the time of closing there were 105 residents, along with 24 hour rotating staff of approximately 100 employees. Attorney Hoheb informed the Commission that Metro Realty hosted a community meeting prior to the public hearing to talk about and gather input for the project. Neighbor input suggested an increased landscaping buffer along Scott Swamp Road and added privacy fencing along the side property boundaries with CVS and the Dunkin Donuts / Exxon gas station. Another topic of conversation included the trash collection hours of operation, restricting collection on weekends and not before 8am on weekdays.

Attorney Andrea Gomes, Hinckley Allen, 20 Church Street, Hartford, CT presented the procedural housekeeping and overview for the redevelopment application of the 20 Scott Swamp Road property. She noted all legal notification requirements were met in the requisite time limits and plan revisions submitted addressing staff comments. Attorney Gomes highlighted the partnership of Metro Realty with Favarh for providing 14 units dedicated as supportive housing and services for those with intellectual and developmental disabilities. Attorney Gomes discussed the breakdown of potential additional school-aged children residents utilizing the Rutgers Study and similar community comparison model that predicts anywhere from 12-16 additional school-aged children from this multi-family community. She then described the three-part application process for this project. Step one includes the site-specific text amendment for a new zone “Scott Swamp Road Opportunity Zone” (SSROZ); then step two for the rezoning of the 20 Scott Swamp Road property from BR to SSROZ; and step three for the site plan approval of the five buildings, 62-units of multi-family housing. She stated that next steps after the zoning approval will be with Connecticut Department of Transportation Encroachment Permit application and review because Scott Swamp Road is a state road.

Attorney Gomes then described the Connecticut General Statutes 8-30g assisted housing process, noting the proposed development will be financed by the government Low Income Tax Credit Program. Attorney Gomes referenced the Housing Needs Assessment submitted with the application and cited statistical data regarding the housing needs in Farmington, the greater Hartford area, and the state. The proposed SSROZ zoning district regulation is tailored for this specific application and mirrors the other 8-30g opportunity zones within the Town of Farmington. Another requirement in the regulation is for the submittal of an Affordability Plan which sets the rules for administration of affordable units within the SSROZ zoning district. Lastly, Attorney Gomes noted the letters of support on file submitted by families and local business owners.

Kyle Richards of Metro Realty Group continued the presentation highlighting the other affordable mixed-income multi-family housing they manage within Farmington (five existing complexes). Mr. Richards stated that for the Trailside neighborhood near completion along New Britain Avenue, that Metro Realty received over 800 inquiries by income qualified lessees. Mr. Richards described the affordable housing financing Low Income Housing Tax Credit (LIHTC) program that was created from the Tax Reform Act of 1986. The LIHTC program was designed to shift the development of affordable housing from public housing to private development for needed affordable housing. The costs of building affordable housing are no different than the costs for building market rate housing, but what is different is the amount of rent that can be charged per affordable unit. The Federal Tax Credits help offset the costs by providing housing that is affordable for those certified to qualify for affordable apartments. The affordability commitment for the SSROZ multi-family housing will be for 50 years, insuring 80% of the units will be affordable and provide housing for households earning 30-80% of the Area Median Income. Mr. Richards then spoke about the location for the workforce housing in proximity to the employment hubs along Rte. 6. He noted that Farmington businesses employ over 30,000 people. Mr. Richards discussed the proposed Favarh supportive housing units, the on-site support services provided by Favarh, and their integration into the communities. Mr. Richards then shared photos documenting the current condition of the Touchpoints facility, demonstrating the building is not salvageable. Mr. Richards summarized that their proposed development would include 62 units located within five buildings. The unit mix includes 26 one-bedroom units, 34 two-bedroom units, and 2 three-bedroom units. The site includes 90 parking spaces of which ten are handicap accessible, there is a centralized mailbox kiosk, sidewalks throughout and both private outdoor space for each unit and community amenity space.

Thomas Daly, Director of Engineering and Design at SLR Consulting, Inc. discussed the site plan existing conditions, noting that the site is approximately 50% wooded and 50% developed and currently has no stormwater quality management measures, only catch basins and drainage pipes collecting and discharging the runoff on the north edge of the property. He stated that video inspections were completed on both of the existing stormwater discharge pipes. Both pipes are in good condition; however, they require maintenance at their outlets. The applicant has committed to cleaning the outlet for the pipe discharging at the northeast corner of the property. This pipe conveys stormwater from the adjacent property and roadways. Mr. Daly noted this is maintenance work that has been deferred many years by the current owner; the removal of accumulated sediment and debris during dry weather is expected to improve the functionality of the outlet and downstream flow. Mr. Daly noted the applicant is proposing a conservation easement to the north, over the wetlands and wooded area, encompassing approximately 2 acres of the property. He also indicated that the proposed stormwater system addresses the Water Quality requirements per the updated CTDEEP Water Quality Manual. The driveway into the proposed new development will match the existing curb cut and provides an even distribution of 90 parking spaces including the potential for E-V parking spaces. Mr. Daly described the new robust landscaping plan of approximately 117 trees which includes a mix of evergreen and deciduous native species.

Kyle Richards spoke regarding the colonial design architecture style of the buildings. There are four two-story walk-ups with direct entrance apartment buildings and one three-story walk-up apartment building with an elevator. Mr. Richards noted that each unit within the two-story buildings has its own separate entrance and residents will have a deck or patio. He shared the rendering for the one bedroom and two-bedroom floorplans. All the units will have the same construction, quality features, and have considerations for sustainability and energy efficiency to achieve Home Energy Rating System (HERS) ratings.

Mark Vertucci, Fuss & O'Neill Vice President and Transportation Engineer presented the traffic study results. Mr. Vertucci provided an orientation of the proposed site relative to the adjacent study intersections of Rte 6 at Scott Swamp Rd. and Rte 10 at Scott Swamp Rd. He noted the field conducted traffic counts confirmed the study area peak hours are from 8am to 9am and from 4:30pm to 5:30pm which coincides with the typical peak hour of the development. These counts were then adjusted to 2028 using the CT DOT growth rate and included background developments which are approved but not yet constructed. The Trip Generation calculations show an increase of one vehicle trip every 4-5 minutes, which is a negligible increase in traffic volumes. He noted there is no change to the level of service anticipated at either of the study area intersections. Mr. Vertucci shared the opportunity for signal timing improvements, trimming of site landscaping to provide appropriate site distance, and the Town Staff suggestion for restriping the center line of Scott Swamp Rd. to provide an eastbound by-pass lane at the driveway. The signal timing improvements and bypass lane will be reviewed with the CT DOT during the Encroachment Permit review process. Mr. Vertucci also shared with the Commission the traffic safety statistics for crash history and driveway sight distance for the 35-mph speed limit along Scott Swamp Road.

Attorney Gomes noted the suggested conditions of approval in the Agenda Review and confirmed the applicant concurs with the suggestions including the vegetation trimming at the driveway for sight lines.

Chair Sanford asked for any questions by the Commission. The Commission asked about the start date and time frame for completion. Mr. Richards responded that construction is anticipated to begin at the end of 2026 and take approximately 14 to 18 months until completion. The Commission asked what would be involved with the removal of the existing building and removal of the materials. Mr. Richards stated that blasting would not be required for the demolition and a front loader would be used to take down and remove all debris from the site. This process would take approximately one month to complete. The Commission asked if additional emergency services would be required for the Favarh supportive housing residents. Patricia Nadeau, Director of Residential Services at the Arc of the Farmington Valley responded that there is not any notable increase in emergency calls than with any other family. The Commission asked about the parking lot lighting. Mr. Richards responded that the parking lot will be properly lit for safety and had received a similar concern from neighboring residents concerning the Exxon gas station's lighting. He noted that dimmers and motion sensors can be implemented. The Commission asked about any neighborhood notification before demolition is to take place. Mr. Richards and confirmed this is not the usual practice and Town Planner Rutherford concurred. The Commission also asked about a dedicated left hand turning lane into the facility. Mr. Vertucci responded that it is not typical for a dedicated left hand turning lane into a private residential development driveway, it's more common into a commercial property along a state road, but this can be discussed with CT DOT as part of the discussion for the bypass lane. The Commission asked Ms. Rutherford if the proposed SSROZ text amendment to the regulations is adequate, to which Ms. Rutherford replied that Town Staff offered comments to the original version of the regulation and worked extensively on the prior opportunity zone regulations; this proposal is consistent with the text of the other affordable housing zones including standards for landscaping, setbacks, parking, and lighting.

The Commission asked about the affordability percentage of each unit type, and the affordability percentage of each income level. Benjamin Tripp of Metro Realty Group responded that the final affordability allocation will be defined by the financing but typically 20% market rate and 80% affordable. More specifically 20% of the units will be at 30% AMI, 40% of the units will be at 50% AMI, 20% of the units will be at 80% AMI and 20% will be market rate; with an even distribution between one- and two-bedroom units (the two three-bedrooms units are dedicated to Favarh). A question about the proposed sidewalk connecting the existing Exxon gas station sidewalk to the CVS property. Mr. Daly responded indicating a proposed sidewalk is being installed along the entire property frontage and extending to the CVS driveway. The Commission asked about the parking calculation and how many parking spaces will be dedicated to handicapped parking and/or to accommodate the Favarh van parking. Attorney Gomes stated that there will be 2 handicap spaces per building (10 total) and there are 10 surplus parking spaces (using 1 space per one-bedroom and 1.5 spaces per two-bedroom or more parking ratios) available for guest parking and for the 2 to 3 residential care staff members. There is likely additional surplus because the 14 units of supportive housing are not likely to need all of their allotted spaces. Geoffrey Sager, Metro Realty Group, spoke about the excess parking available at the comparable 80 South Road housing development in Farmington.

The Commission asked when the final affordability plan will be provided to the Town. Attorney Gomes confirmed the Final Affordability Plan is a function of the financing is in place prior to the leasing of the units.

The Commission asked about the landscaping buffer proposed along Scott Swamp Road and if invasive plant species will be managed on the property. Mr. Daly responded that invasive plant management will occur within 10'-20' of the limits of the development, along the north edge of

the proposed buildings. The Commission asked if the units would have basements. Mr. Richards responded that none of the buildings will have basements.

Chair Sanford opened the hearing to public comment.

In-Person:

No public comments offered from those in the Council Chambers.

Online:

Phillip Chabot, 718 Camp Street, Farmington, and member of the Economic Development Commission expressed support for the project and the repurposing of the 20 Scott Swamp Road property for this affordable housing proposal.

Written:

Town Planner Rutherford shared on screen and entered into the public hearing record the letters of support received from Favarh families and two local businesses.

Attorney Gomes offered closing comments and reiterated consideration for the proposal that will not create or exacerbate an impact on public health and safety as a Connecticut General Statute 8-30g 62-unit multifamily community.

Chair Sanford closed the 20 Scott Swamp Road public hearing at 10:22pm.

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

VOTED: To approve The Metro Realty Management Corporation application for Amendment to the Regulations to add the Scott Swamp Road Opportunity Zone (SSROZ), as presented and on file in the Planning Office. The effective date of this amendment is 16 days after publication of the legal notice.

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

VOTED: To approve The Metro Realty Management Corporation application for change of zone from BR to SSROZ for 20 Scott Swamp Road, as presented and on file in the Planning Office. The effective date of this zone change is 17 days after publication of the legal notice.

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

VOTED: To approve The Metro Realty Management Corporation application for site plan approval for sixty-two (62) unit multifamily community and associated improvements pursuant to CGS § 8-30g at 20 Scott Swamp Road, as presented and on file in the Planning Office, with conditions. The effective date of this site plan is 18 days after publication of the legal notice.

The Commission recessed from 10:27pm. – 10:31pm.

PLANNER'S REPORT

8973 Tunxis Mead Road – Tunxis Mead Recreation Complex – STEAP Grant Projects

Town Planner Rutherford and Recreation Director Caetano presented the proposed improvements to the Tunxis Mead Thomas J. Quirk Park for replacement of field lighting, renovations to dugouts and press box, announcement sound system, renovation of basketball court, addition of sidewalks and bleacher pads, replacement of safety netting, poles, and fencing, and relocation of the kickboard to a more centralized location within the Tunxis Mead Recreation Complex. Ms. Rutherford noted a site plan application is not required for these items as they are all maintenance related items of existing features at the park, excepting the sidewalk at the turf field. The Commission had no questions or concerns about the proposed items.

MINUTES

December 8, 2025 Meeting Minutes

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

VOTED: five in favor and one abstention (Cordeiro) to approve the December 8, 2025 Town Plan & Zoning Commission meeting minutes.

January 12, 2026 Meeting Minutes

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

VOTED: to approve the January 12, 2026 Town Plan & Zoning Commission (TPZ) meeting minutes.

Commissioner Zarella noted for the record that he reviewed the meeting minutes and watched the recording of the Monday, January 12, 2026 TPZ meeting.

Town Planner Rutherford asked the Commission members for their availability for the Monday, April 13, 2026 regular meeting because this date falls during the public schools' spring vacation week. Three members will be absent.

The meeting was adjourned at 10:47 p.m.