

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
February 9, 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, Zarella and Alternate Commissioners Fagan and Ingvertsen.

Commissioner St. Germain and Alternate Commissioner 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

Relentless Performance, LLC. -170 Scott Swamp Road
Application for site plan modification, CR zone.

Dr. Peter Inerillo, owner of Relentless Physical Therapy & Performance, presented the application to occupy Building #4 as shared on the site plan. The redevelopment of 170 Scott Swamp Road for contractor storage buildings was approved in April 2024. Dr. Inerillo presented the use and site plan modification for the physical therapy practice that will accommodate five clients per session during the operating hours of 3:00pm. – 8:00pm. weekdays and 8:00am – noon on Saturdays. Dr. Inerillo stated that there are 14 parking spaces available to the practice but will only require the use of 8 parking spaces for clients and staff at any given time. In response to a Commissioner question, Town Planner Rutherford discussed the existing approved parking with a dedicated internal and external parking space at the overhead doors of each contractor space, in addition to 14 shared spaces. Dr. Inerillo noted that there should not be a parking conflict because their operating hours differ from the contractors' hours. Ms. Rutherford confirmed, the property owner prefers to defer striping the parking between Buildings #1 and #4. The owner will submit the site plan to CTDOT to ensure the driveway is adequate to accommodate the new use. There was a discussion regarding adequate circulation within the property for emergency vehicles and for deliveries. The vehicle template was shared and noted the template reflects the Farmington Firetruck. Ms. Rutherford noted that CTDOT has limited the entrance and exit from the property to right-hand turns only, so traffic does not cross Route 6.

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

VOTED: To approve Relentless Performance LLC. application for site plan modification at 170 Scott Swamp Road, CR zone as presented and on file with the Planning office with conditions

noted in the Agenda Review including deferring the nine parking spaces between Buildings #1 and #4.

Country Club of Farmington – 806 Farmington Avenue

Application for site plan approval for a 2,379 sf. addition, R80 zone.

Robert Rossetti of Rossetti Development, 1027 Farmington Avenue presented the application for a 2,379 sf. expansion of the men's locker room and lounge area. Mr. Rossetti noted that the property is located within the R80 zone but surrounded by Business (B1) and Farmington Center Farmington Village (FC-FV) zoning districts. Mr. Rossetti stated that the addition meets all the setback requirements including the 25 ft side yard setback from Waterville Road. The Commission asked about the new 20'x26' proposed patio. Mr. Rossetti stated that the patio will be accessed from the new addition. He also noted that the putting green will be shifted to the east and the bocce ball court removed and restored to lawn area. The Commission asked about any food service within the lounge addition to which Mr. Rossetti responded that food service is currently available on site, but no cooking or kitchen facilities are part of the proposed addition. Town Planner Rutherford shared the GIS map showing the existing hedgerow of trees along the Waterville Road (Rte. 10) property line. Mr. Rossetti stated that the arborvitae will remain but a large white pine that has been heavily pruned by Eversource is scheduled for removal. Any arborvitae that are declining in health will be evaluated, removed, and replaced. The Commission also discussed with the applicant the need for additional plantings north of the arborvitae. After some discussion and review of mapping, the Commission agreed additional plantings to the north of the arborvitae were not required. The applicant agreed to install two to three arborvitae to replace the large pine tree and will fill in the two to three arborvitae missing along the property line near the apex of the Waterville Rd. intersection with Rte. 4.

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

VOTED: To approve the Country Club of Farmington site plan for a 2,379 sf. addition at 806 Farmington Avenue, R80 zone as presented and on file with the Planning office, with conditions as discussed, including the items from the Agenda Review, and tree planting.

97 River Road CBP, LLC. – Horton Electric – 525 New Britain Avenue

Accept application from LADA, PC. for Special Permit and Site Plan approval to pave outdoor storage and retrofit site for stormwater controls at 525 New Britain Avenue, CR zone, and schedule public hearing (*recommended hearing date of Monday, March 9, 2026*).

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

VOTED: To accept application from LADA, PC. for Special Permit and Site Plan approval to pave outdoor storage and retrofit site for stormwater controls at 525 New Britain Avenue, CR zone and schedule public hearing for Monday, March 9, 2026.

PUBLIC HEARING

Chair Sanford explained the public hearing process and opened the hearing at 7:51pm.

Big Y Foods, Inc. -500 South Road

Application for special permit and site plan approval with landscape waiver for the construction of a grocery store at 500 South Road, BR zone.

Attorney Robin Pearson of Alter, Pearson & Hope, LLC. presented the procedural items related to legal notifications and overview for the grocery store application. The scope of work is located within the grass pervious pavers overflow parking lot located at the Westfarms shopping mall on the West Hartford – Farmington town line. The applicant is proposing to construct a new 50,000 sf. Big Y grocery store with associated parking lot and improvements. Attorney Pearson spoke about the requested landscape waiver and introduced members of the team. She also discussed the permitting process for the Town of West Hartford Special Development District, for the portion of the development area within the Town of West Hartford. This area is limited to some reconfiguration of the parking and the landscape buffer area. The West Hartford Town Council will be conducting an administrative review of this limited scope of work.

Guy Hesketh, Chief Engineer of F.A. Hesketh & Associates, Inc., spoke about the overall campus of the Westfarms Mall in context of the 6.2 acres of the proposed redevelopment area for the Big Y grocery store. Mr. Hesketh described the circulation for both customers and delivery vehicles on the site. A 55 ft. radius turn around will be created for the truck access into the loading docks. Handicapped accessible parking spaces along with EV charging stations will be provided within the 250 parking spaces provided to meet the requirements of the zoning regulations.

He described the landscape buffer planting plan, which includes a new island along the west side of the parking lot with street tree planting of a species of London Plane trees that will match the existing trees on the property. Mr. Hesketh then described the grading plan, noting there is a 24 ft. elevation change from the street to the finish floor of the new store. Several retaining walls will be installed to accommodate the grades. Mr. Hesketh described the request to waive 5ft of the 50 ft landscape buffer along the New Britain Ave. roadway frontage; noting the 72-inch storm drain line along the west side of the proposed Big Y, the grading along the east side down from New Britain Ave. and the need to accommodate the delivery truck traffic along the east side of the building. He noted the existing street trees along New Britain Ave. will remain and additional evergreen trees will be planted on the slope from New Britain Ave. to the top of the retaining wall. He then described the stormwater drain system; runoff will be collected into catch basins with deep sumps that will drain to hydrodynamic separators and then to two underground stormwater management infiltration and detention systems. Mr. Hesketh explained the utilities plan which includes the sanitary sewer, water, gas, and electric connections. They have already coordinated with the Town of Farmington regarding the sanitary sewer connection and MDC regarding the water connection. He also discussed the photometrics plan for the exterior lighting of the parking lot. The lights will be on one hour before the store opens and one hour after the store closes. The proposed store hours will be 7:00am. – 9:00pm.

Scott Hesketh, Traffic Consultant of F.A. Hesketh & Associates, Inc., discussed the study of the traffic patterns at 15 intersections within the towns of Farmington, West Hartford, and Newington during peak periods of shopping at the mall between Thanksgiving and Christmas in 2024 and two weeks after Christmas in 2025. Mr. Hesketh also utilized historic traffic volume

data from CTDOT. Using ITE Trip Generation rates an estimated 461 peak hour weekday afternoon trips will be generated from the new development and 533 peak hour trips on Saturdays. Conservative traffic reductions were implemented in accordance with CTDOT practices, 10% of the site traffic will be generated by pass-by traffic and 10% of the site traffic will be shared traffic from shoppers at Westfarms. These reductions are applied to the estimated trip generation rates, and the traffic is distributed to the roadway network. A distribution rate of 40% each was assigned to the two closest mall intersections and 20% to the signalized South Rd. intersection. The intersections were analyzed using the Synchro software system; all intersections within Farmington will continue to operate at the same level of service as under existing conditions.

Guy Hesketh concluded the presentation noting they have reviewed the latest engineering comments and concur with all of them and restated the request for the 10% waiver for the 5 ft reduction to the landscape buffer along the eastern edge of the property / development area.

The Commission asked if the parking lot lighting schedule for Big Y will be independent of Westfarms Mall light schedule. Matthew D'Amour, Director of Store Development at Big Y Foods, Inc., responded that the lighting will be independent for the grocery store. The Commission also asked about snow removal, especially since the grocery store will be open before Westfarms hours of operation. Mr. D'Amour confirmed Big Y will be responsible for their own 'Common Area Maintenance' (CAM) within their lease area. There are snow storage areas designated on the site plan and for larger storms there is the ability to store snow within the mall designated snow storage areas. The Commission asked if future EV charging stations are being considered. Mr. Hesketh showed on the Utility Plan the transformer and load center for future EV charging stations that would be separate from the infrastructure required for the four EV stations proposed initially. The Commission asked about shopping carriage storage and if carriages will be locked in the evening. Town Planner Rutherford recommended that carriages be locked so as not to end up within the mall parking lot or at the bus stops.

Chair Sanford opened the hearing to public comment at 8:58pm.

No public comments from anyone in the Council Chambers were offered.

Online Jim and Tina Barbeau, 23 Glenn Lane, West Hartford expressed concern about the proposed additional traffic along New Britain Avenue. They also inquired about truck delivery hours, dumpster service hours, and any potential light pollution from the exterior parking lamps, building lighting, and signage lighting.

Scott Hesketh responded to describe the traffic count process. Matthew D'Amour responded to the lighting concerns and noted the Big Y building signs will not be internally illuminated. Mr. D'Amour also responded that delivery hours are 8:00am. – 1:00pm. for direct store deliveries by vendors with two in-house grocery deliveries before 8:00pm. The compactor is emptied during the day during store operating hours. Mr. D'Amour stated that construction will take approximately 10 months after receiving all permits with an anticipated opening date of Spring 2027.

No written correspondence or other public comments were offered online or from those in attendance in the Council Chambers.

Chair Sanford closed the 500 South Road application public hearing at 9:18pm.

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

VOTED: To approve the application for special permit and site plan approval with landscape waiver for the construction of a grocery store at 500 South Road, BR zone as presented and on file with the Planning office, with conditions noted in the Agenda Review.

The Commission recessed from 9:18pm. – 9:25pm.

Chair Sanford reopened the hearing at 9:25pm.

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.

Attorney Robert Reeve, Law Offices of Scully, Nicksa, & Reeve, presented the procedural items related to legal notifications and overview of the site plan modification from the April 2018 TPZ approval for a paved parking lot, stormwater improvements, and landscaping buffer on the 148 Brickyard Road property. Attorney Reeve stated that the temporary vehicle storage use for the property is not changing, and the need for the expansion is because of the growth of the Farmington Motor Sports company along with extended timeframes required for impounded vehicle storage. Attorney Reeve also stated for the record the applicant concurs with all of staff comments in the Engineering memo and Agenda Review and is agreeable to all items being a condition of approval. Attorney Reeve noted that the use approved in 2018 does not require an Aquifer Permit and the expanded outdoor storage also does not require an Aquifer Permit as the proposed uses are not regulated activities.

Tim Vibert, Co-Owner and President of Farmington Motor Sports, Inc., presented the daily operations for towing vehicles, including dry storage of impounded boats, tractor trailer trucks, and unregistered vehicles in cooperation with multiple municipalities and two Connecticut State Police barracks. Mr. Vibert stated no vehicles with leaking fluids are stored on site. Farmington Motor Sports towing operations is also on call for the American Automobile Association (AAA) service calls. Mr. Vibert stated that the 148 Brickyard Road property is available for parking of approximately 45 employee vehicles and 25 wreckers of the tow truck fleet. The Department of Motor Vehicles processing of abandoned and wrecked vehicles takes approximately 90 days. Both Attorney Reeve and Mr. Vibert stated that the property is not used for vehicle repairs, no outdoor storage of vehicles leaking fluids, and no storage of hazardous materials occurs on this site, as outlined in the conditions of the original approval.

Alan Bongiovanni, Licensed Surveyor discussed the site plan modification project to expand the outdoor storage to a 75,500-sf. parking area which will increase the current 43% of impervious coverage to 46.7% of impervious coverage including the existing metal building. The parking area is currently millings; it will be improved to an asphalt surface. Mr. Bongiovanni also spoke about the landscape buffer improvements to the rear western side of the property including a mix of evergreens planted on a 3-ft berm. A portion of the infiltration / detention basin is within the 100 ft CR zone buffer; the basin will be planted with the New England wetland seed mix. Floodlights mounted on the building will be removed; security lighting at the doors will remain and will be directly downcast.

Joseph Perugini, Professional Engineer and Project Manager with Weston & Sampson, described the existing soil conditions and drainage patterns, and presented the drainage control structures and improvements to the site with the construction of the expanded parking area. He then described the specifications for the new stormwater detention / infiltration basin. The runoff will be directed to catch basins in the low point of the parking area. The stormwater then passes through a hydrodynamic separator to treat the water quality flow. The runoff then flows into an infiltration basin, which will retain and infiltrate up to the 10yr storm event. The applicant has agreed to install a forebay in the basin which will assist with collecting any sediment. The stormwater system is designed to reduce the peak runoff up to the 100-year storm. The erosion control plan includes a tracking pad and silt fence encompassing the disturbed areas.

The Commission asked about the exterior lighting. Mr. Vibert responded that previously there were spotlights on a 15-minute timer that have been disabled. The lights at the doors are full-cutoff down facing lighting above the garage bay doors that provide security lighting for employees returning to Farmington Motor Sports during the evening hours. Mr. Vibert stated that the spotlights on the tow trucks can be turned off when the driver returns and is offloading a vehicle. The Commission asked about the expansion of the existing millings impervious coverage and the current area verses the area approved in 2018. There was also a discussion regarding the application being a Site Plan Approval verses a Special Permit. Town Planner Rutherford spoke with the applicant about holding a public hearing to provide opportunity for public comment and input regarding the application; the applicant agreed and properly noticed the abutters within a 200' radius of the property about the public hearing. The Commission asked if the existing millings would be reused as part of the paving of the new parking lot. Mr. Bongiovanni responded that the site plans include the pavement details; it is likely some of the millings will be used as base material and the rest will be removed from the property. The Commission asked about the waivers for impervious coverage and landscaping. Mr. Bongiovanni responded that because the applicant is requesting to increase the impervious coverage over 40% and over the previously approved coverage a 5/6th vote by the Commission is required. The landscape waiver is no longer required with the revisions to the latest plan. The Commission asked if the property would be fenced. Mr. Bongiovanni responded that security has not been an issue, and they are not proposing to add fencing to the property. The Commission asked about the storage of electric vehicles. Mr. Vibert explained that for an electric vehicle that catches fire at an accident scene, emergency services will let that vehicle sit for hours until completely extinguished before being towed so it will not reignite.

Chair Sanford opened the hearing to public comment at 10:45pm.

Lisa Bouchard Ozaki and Peggy Bouchard of 12 Rosewood Drive reported that flood lights from Farmington Motor Sports building and tow trucks shine into their property regularly.

Craig Boettger of 14 Rosewood Drive asked about the infiltration basin and if there will be any standing water and asked about construction phasing with the existing vehicle storage.

Mr. Vibert responded that the building flood lights have been taken out of service and he will work with the tow trucks to limit the use or eliminate the use of the spotlights while vehicles are being off-loaded in the evening.

Mr. Perugini responded to the question about the infiltration basin, noting it is designed to drain within a 24-to-48-hour period and not hold water for any long periods of time.

Mr. Bongiovanni responded to the question regarding phasing for the construction of the expanded storage area, acknowledging vehicles will have to shift to one side to accommodate construction then switch sides. He also stated that the buffer landscaping work could be the first step to help mitigate any negative intrusions to the abutting neighbors during construction.

Sean Doherty of 16 Rosewood Drive had a comment about the site expansion and inquired about physical barriers to contain any future expansion.

Mr. Bongiovanni responded, stating that boulders will be utilized to delineate the project area and the new basin will prohibit any future expansion to the west of the property. He also shared from the site plan that along the southern limit of the storage area there will be curbing along the edge of the lot as requested by the Inland Wetlands Commission.

Ms. Rutherford asked online if anyone has any public comments and Keith Thompson of 10 Rosewood Drive commented on the previous removal of buffering vegetation and agreed with the other comments made by his neighbors in attendance.

Ms. Rutherford reported that there was no written correspondence received in support or opposition to the application.

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

VOTED: 5 in favor (Canto, Cordeiro, Sanford, St.Germain, Zarella) and 1 in opposition (Davidson) to close the public hearing.

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

To approve the 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, as presented and with conditions noted in the Agenda Review.

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

VOTED: To amend the original motion to include the addition of evergreen landscape screening on a berm at the eastern edge of the property to screen the building and no parking will occur within the eastern edge portion of the property labeled on the site plan as bituminous driveway, i.e. the 'stem of the flag lot'.

The Commission then voted on the full amended motion:

VOTED: 5 in favor (Canto, Cordeiro, Sanford, St.Germain, Zarella) and 1 in opposition (Davidson), to approve the Farmington Motor Sports application for site plan modification for landscaping buffer, drainage, and parking lot improvements with waivers for impervious coverage at 148 Brickyard Road (Assessors Lot 3G), CR zone as presented, and on file in the Planning Office with conditions noted in the Agenda Review, the addition of evergreen landscape screening on a berm at the eastern edge of the property to screen the building, and no parking will occur within the eastern edge portion of the property labeled on the site plan as bituminous driveway, i.e. the 'stem of the flag lot'.

PLANNER'S REPORT

778 Farmington Avenue – FAB Pilates

Town Planner Rutherford shared with the Commission the like-for-like sign replacement for the new tenant, For All Bodies (FAB) studio. No other changes are proposed. The Commission agreed that formal permitting with the TPZ was not required for this sign replacement and can proceed directly with the Staff for the building permit application.

860 Farmington Avenue – Shell Gas Station

Town Planner Rutherford shared with the Commission the proposed sign replacements for the Shell Gas Station. No other changes are proposed. The Commission agreed that formal permitting with the TPZ was not required and can proceed directly with the Staff for the building permit application.

MINUTES

January 26, 2025 Meeting Minutes

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

VOTED: to approve the January 26, 2026 Town Plan & Zoning Commission meeting minutes.

The meeting was adjourned at 11:45 p.m.