

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

November 14, 2016

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Jarvis and Tucker and Alternate Commissioners Charette, Donald and Houf and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:00 p.m.

Secretary Doeg read the legal notice into the record.

Chairman Dunn explained the process of the meeting to the public.

PUBLIC HEARINGS

Fore Group LLC – 80 Mountain Spring Road

Commissioner Doeg recused himself from this matter. Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Doeg.

Application for three-lot subdivision and waiver for extension of public water line for property located at 80 Mountain Spring Road, R80 zone. Continued from October 24, 2016. Attorney Christian Hoheb stated since the last meeting they have been working with staff regarding outstanding comments and confirmed receipt of a memo dated November 9, 2016 from the Farmington Valley Health District regarding the septic plans and drinking wells for the two parcels. Two concerns discussed at the last meeting; the waiver regarding extension of public water to the site and the new driveway locations. In support of the waiver Attorney Hoheb submitted a letter dated November 14, 2016 from Kencore Construction, Inc. regarding the disruption to traffic on Mountain Spring Road if the water line was extended. Also, submitted was email correspondence dated November 10, 2016 from Connecticut Water Company saying they would not challenge the granting of a waiver by the Town and that they would permit extension of the water line within an easement area within the lots. David Whitney, Consulting Engineers, reviewed his revised plans emphasizing the changes made were the addition of trees within the fifty foot conservation easement area along the road, relocation of the rooftop infiltration systems to the rear of the proposed homes and the addition of special notes on the site plans. Mr. Whitney stated he certified the driveway sight lines for the record and that they exceed the minimum required by the regulations. He commented that he has no issue with engineering comments dated November 14, 2016 with the exception of Comment No. 2 regarding the extension of the water line. The Commission had some clarifying questions and then a discussion ensued regarding the location of the two new driveways. The Commissioners had asked the applicant to consider moving the entrances of the two driveways closer together creating one larger curb cut. Stephen Reich, William Raveis, commented shared driveways for custom homes are not desirable. Fotis Dulos, Fore Group Inc., agreed with Mr. Reich adding two smaller driveway openings would be more desirable. The Commissioners clarified they did not ask the applicant to consider a shared driveway.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 7:37 p.m.

Commissioners eligible to vote on the waiver and subdivision matters: Brenneman, Dunn, Fraprie, Tucker, Charette and Donald.

Waiver

Commissioner Fraprie moves and Commissioner Tucker seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission received a request to waive the requirement of public water related to the 3 lot re-subdivision at 80 Mountain Spring Road; and

Whereas the Commission evaluated the request in accordance with Section 1.12 of the regulations, reviewed all departmental comments, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission unanimously approves said waiver.

Re-subdivision

Commissioner Fraprie moves and Commissioner Tucker seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission received an application for a re-subdivision of land to create three (3) building lots in accordance with Article III Section 6 of the Farmington Zoning Regulations (regulations); and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS § 8-23 and Section 2.02 of the Farmington Regulations for Subdivision; and

Whereas the Commission evaluated the proposal in accordance with Section 2.05 of the regulations, reviewed all departmental comments, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission grants conditional re-subdivision approval with the following conditions:

1. The proposal shall adhere and conform to all relevant sections of the regulations and representations made by the applicant including, but not limited to, bonding, open space, sidewalks, lighting, fire protection, erosion & sediment control, landscape and screening etc.;
2. The existing historic home will be preserved;
3. This motion is conditioned on compliance with the latest memorandum from the engineering department dated November 14, 2016;
4. Final rooftop infiltration system location shall be confirmed by Town staff; and
5. The specific types of additional trees to be planted in the 50 foot conservation easement area along Mountain Spring Road shall be approved by Town staff.

This motion passed unanimously.

Mark – Termini – 504 Main Street

Application for special permit for fence business use located at 504 Main Street, C1 zone. The applicant failed to provide the required notice and the matter can not be heard.

Upon a motion made and seconded (Brenneman/Fraprie) it was unanimously

VOTED: To table this matter to the December 12, 2016 meeting.

JDA Associates LLC – 788 Farmington Avenue

Application for special permit and site plan approval for development of a twelve-unit condominium located at 788 Farmington Avenue, FC/FV zone. The applicant asked that this matter be continued to the December 12, 2016 meeting.

Upon a motion made and seconded (Brenneman/Fraprie) it was unanimously

VOTED: To table this matter to the December 12, 2016 meeting.

NEW BUSINESS

Affordable Signs – 855 Farmington Avenue

Town Planner Warner presented the sign application for the Verizon store. The proposed pin mounted PVC letters will have two gooseneck lights installed above it to light the sign. The proposed sign is smaller than the zoning regulations permit. The Verizon logo checkmark is proposed after the “n”. A discussion ensued regarding the proximity of the site to the FC/FV zone. Town Planner Warner clarified the FC/FV zone does not extend to this site which is currently zoned B1. He added the Commission worked with Verizon to make façade improvements to the building during the special permit public hearing process. After further discussion it was the consensus of the Commission that the Gateway Committee needs to provide an update to the Commission.

Upon a motion made and seconded (Jarvis/Fraprie) it was

VOTED: 5 in favor to 1 opposed (Brenneman) to approve the sign application as presented for property located at 855 Farmington Avenue.

Taprock – 81 South Main Street

Town Planner Warner stated the owner of Taprock is seeking a Certificate of Occupancy but there are a number of outstanding issues. Issues include signs installed are not in the approved location. The Design Review Committee has reviewed and has no objection to the installed locations. Wall lights installed are not the fixtures approved. The Design Review Committee reviewed and has no objection to the installed fixtures. The fence around the outdoor dining area is higher than the stone pillars. The Design Review Committee requested the owner to correct this as approved. This has been done. The front façade was approved with six (6) windows but four (4) windows exist. The Design Review Committee has reviewed and has no objection to the

change. These windows were approved to stop at the top of the stone course but the existing windows penetrate the stone course. The Design Review Committee has reviewed and has no objection. White spotlight Egress lighting was installed as required. The Design Review Committee requested they be painted flat black. The owner has painted the lighting as requested. Wall lights required on New Britain Avenue and on the back of the building had not been installed but the owner has installed. Screening of the rooftop units and removal of the old chimney. The Design Review Committee reviewed and said screening is not required. The old chimney has been removed. White downspouts on the back of the building will be painted or removed per the request of the Design Review Committee. The downspouts have been removed. Town Planner Warner recommends approval for these items because the owner has addressed them as requested. The Commission asked about accessibility from Route 177 to the automatic door on New Britain Avenue. The Building Official will inspect for ADA compliance. The owner asked for an amendment to the condition of approval regarding hours of operation. They would like the option to stay open as late as the liquor license allows. The Commission asked for clarification and then asked about the condition that there be no outdoor music. The owner stated there will be no outdoor music.

Upon a motion made and seconded (Fraprie/Tucker) it was unanimously

VOTED: To approve the final resolution of outstanding items for Taprock located at 81 South Main Street with the condition that the hours of operation be consistent with the hours permitted with their liquor permit.

Badon Realty – 110-114 South Main Street

The applicant was not present. Town Planner Warner presented the propose signs and confirmed they meet the zoning requirements. This application will be reviewed and considered by the Design Review Committee on November 17, 2016 at which time he expects them to approve the sign application.

Upon a motion made and seconded (Doeg/Tucker) it was unanimously

VOTED: To approve the Badon Realty sign application for 110-114 South Main Street as presented subject to approval of the Architectural Design Review Committee.

2017 Meeting Schedule

Upon a motion made and seconded (Tucker/Doeg) it was unanimously

VOTED: To adopt the 2017 Town Plan and Zoning Meeting Schedule as presented.

PLANNER'S REPORT

Farmington Colonnade

Town Planner Warner presented exterior elevation changes to the Farmington Colonnade. Some exterior architectural changes to the roof will be made.

MINUTES

Upon a motion made and seconded (Tucker/Fraprie) it was unanimously

VOTED: To approve the minutes of the October 24, 2016 meeting.

The meeting adjourned at 8:25 p.m.

SJM