

Minutes are considered "Draft" until approved by the Commission. Please contact the Planning and Zoning Office for a copy of final minutes.

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

July 17, 2017

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Matava, Tucker and Alternate Commissioners Charette, Donald, Houf and the Town Planner and Secretary. Chairman Dunn opened the meeting at 7:00 p.m. and explained the process of the meeting.

The order of the agenda was changed to move Old Business to the top of the agenda.

Commissioners Tucker and Donald stated for the record they had listened to the recording of the June 26, 2017 meeting. Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Jarvis.

OLD BUSINESS

5 Corners – Farmington Associates, LLC - 8031 and 8037 Birdseye Rd & 8121 and 8129 Colt Hwy

Application for zone change from R20 to B1 zone, special permit and site plan approval for restaurant and retail uses at 8031 and 8037 Birdseye Road and 8121 and 8129 Colt Highway; at the intersection of Birdseye Road and Colt Highway. The public hearing was closed at the June 26, 2017 meeting.

Commissioner Doeg moved and Commissioner Brenneman seconded the following motion:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit for zone change from R20 to B1 zone, special permit and site plan approval for restaurant and retail uses with a 48.7% lot coverage and landscaping as displayed on the plan at 8031 and 8037 Birdseye Road and 8121 and 8129 Colt Highway; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3(c) ; and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission approves the zone change request with an effective date of July 30th and the special permit/site plan with an effective date of August 1, 2017 with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations, the submitted plans and representations made by the applicant;
- Hours of operation for businesses within the proposed building shall be 6 AM – 10 PM;
- Parking lot lights shall be turned off by 10 PM and shall have dimmers so brightness and intensity can be easily adjusted;
- There shall be no outdoor music;

- Garbage pick-up for retail spaces shall be limited to weekdays between the hours of 8AM and 6PM. Garbage pick-up for restaurant space(s) shall be limited to one week day and one weekend pick up per week during the hours of 10AM and 5 PM on weekends;
- At least 40% of the leasable space within the building shall be restaurant use;
- There shall be no food delivery from any of the businesses located in the building. Off-site catering services from the restaurant(s) shall be permitted with no more than 1 catering vehicle per restaurant with not more than 12 sq. ft. of signage on any vehicle;
- The proposed left hand turn lane on RT 6 East bound shall be eliminated from the approved plans which are to be submitted to the State Department of Transportation for an encroachment permit; and
- The applicant shall continue to work with the Architectural Review Committee and the Planning and Zoning Commission to refine the architecture in a manner that reflects a more “traditional Farmington” style of architecture.

The motion was voted 4 in favor to 2 opposed (Tucker/Donald). The vote approves the change of zone from R20 zone to B1 zone and special permit restaurant and retail uses. The site plan with 48% site coverage required a 5/6 vote to pass. The site plan with 48% coverage is denied.

Members voting in favor of the application agreed the proposal was appropriate for the location; the development would create a good impression entering Farmington at this location and be a catalyst for improvement of other properties in the area; the applicant has provided sufficient buffer and screening to the two abutting residential properties; and they felt the condition of approval requesting the applicant continue working on the final architectural design would address the architectural design concerns expressed by some members.

CA Senior Living Holdings, LLC – Lot 8068 Bridgewater Road

Application for change of zone from R30 to SA, special permit, site plan approval and waiver of maximum building height for 120 unit assisted living and memory care facility located at Lot 8068 Bridgewater Road (south of Farmington Avenue and opposite Grandview Drive). The public hearing was closed at the June 26, 2017 meeting.

Commissioner Doeg moved and Commissioner Brenneman seconded the following motion:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for change of zone from R30 to SA, special permit, site plan approval and waiver of maximum building height for 120 unit assisted living and memory care facility located at Lot 8068 Bridgewater Road; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3(c) ; and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission approves the zone change request with an effective date of July 30th and the special permit/site plan with an effective date of August 1st, 2017 with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations, the submitted plans and representations made by the applicant;
- Final building and landscape materials will be reviewed and approved by the Architectural / Design Review Committee prior to the issuance of a building permit;
- The developer shall submit a maintenance plan to improve the appearance of the undisturbed woodland along RT 4, remove invasive species and dead and dying vegetation throughout the undisturbed portions of the property;
- The developer shall create a continuous 6 foot sidewalk along the southern portion of RT 4 from the Bridgewater intersection to the sidewalk on the Mormon Temple property and shall install street light similar to that along the RT 4 in front of the Mormon Temple;
- The assisted living/memory care facility shall provide in-house transportation for its residents;
- The facility shall maintain on-site medical staff so as to minimize the impact on local emergency services;
- The facility shall coordinate staffing in a manner which results in staff arriving and leaving the facility during off peak hours (peak hours 7:00 AM – 8:00 AM and 4:15 PM-5:15 PM);
- No building permit shall be issued until the State of CT Office of the State Traffic Administration (OSTA) permit for the traffic improvements at the RT 4 / Bridgewater intersection as displayed on the approved plans has been issued;
- No certificate of occupancy shall be issued until traffic improvements at the RT 4 /Bridgewater intersection as displayed on the approved plans are implemented;
- There shall be a conservation easement established over the unused portions of the assisted living parcel, as generally displayed on the attached plan. The conservation easement shall restrict the use of the land to passive recreation including the creation of trails and other recreation amenities, enhancement of the forested area through selective removal of invasive species and other undesirable vegetation and the prohibition of any further curb cuts onto RT 4; and
- In accordance with the submitted “Corridor Impact Study - Master Plan Development” dated June 2017 the approval of the 31 units of Townhouse / Apartments or any other construction in that area shall include a condition that the displayed backage road between the RT 4 / Bridgewater intersection and the RT 4 / Melrose intersection will be fully constructed as part of the development. Strong consideration should be given to creating a one way east bound from the Assisted Living driveway to the cul-de-sac at Central Way, with the purpose of directing traffic to the Melrose intersection.

The motion passed by a unanimous vote.

PUBLIC HEARING

Robert Adorno – 369 Ivy Drive

Application for special permit to raise poultry (up to 10) at residence located at 369 Ivy Drive, R12 zone. This matter was tabled to the July 31, 2017 meeting because notice requirements were not met.

NEW BUSINESS

The Metro Realty Group

Request for ninety-day (90) extension of time to file subdivision mylar map. Documents have not been finalized yet.

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

VOTED: To approve the request for ninety-day (90) extension of time to file subdivision mylar map and related documents.

Susan Vial – 169 Main Street

Request to use accessory structure as temporary residence. This request has been withdrawn.

5 Two Mile Road Associates, LLC – 5 Two Mile Road

Bob Goldfarb presented the sign application to install on attached building sign and one detached sign. No lighting is proposed. The proposed building sign is 48 sq. ft. and the proposed detached sign is 24 sq. ft. Both signs conform to the sign regulations.

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

VOTED: To approve the sign application for 5 Two Mile Road Associates, LLC as per plan presented and on file in the Planning Office for property located at 5 Two Mile Road.

Spirit Halloween – 1600 Southeast Road

Request to install sign for temporary store at 1600 Southeast Road. There was a brief discussion about requesting the sign be removed within ten days after Halloween as they have done in the past.

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

VOTED: To approve the sign application for Spirit Halloween located at 1600 Southeast Road as submitted and on file in the Planning Office with the condition that the sign be removed no later than ten days after Halloween.

PKT Development Inc. – 8069 Bridgewater Road

Attorney Robert Reeve, Scully, Nicksa & Reeve, introduced the informal presentation for the development of senior apartments. Thirty-two senior rental units would be located adjacent to the newly approved assisted living/memory care facility. The traffic study presented with the assisted living facility took into consideration this development. Architecture and site design were presented for feedback. General comments related to architecture design and materials; suggestion of native plantings; handicap spaces related to proximity to the entrance; and possibly installing bike racks and benches.

PLANNER'S REPORT

Plan of Conservation and Development

Discussion of the Unionville, Lake Garda, Highlands and West District neighborhoods was tabled to the next meeting.

Request for Proposals

Town Planner Warner has put out an RFP for the preparation of mapping etc. for the Plan of Conservation and Development.

OTHER BUSINESS

Route 10 and Route 4

Commissioner Tucker commented on the overgrowth of weeds in this area.

MINUTES

A motion was made and seconded (Doeg/Brenneman) to approve the minutes of the June 26, 2017 meeting.

Alternate Commission Charette asked that his questioning of the application (5 Corner – Farmington Associates) regarding their architectural submission to the Architectural Review Committee be added to the June 26, 2017 minutes.

After a brief discussion Commissioner Tucker moved and Commissioner Brenneman seconded an amendment to add this comment to the June 26, 2017 minutes.

The amendment was voted unanimously.

It was then voted unanimously to approve the original motion as amended.

The meeting adjourned at 8:43p.m.

SJM