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TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

April 23, 2018

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson, Tucker Alternate Commissioners Nowakowski (in at 7:20p.m.), Ogan and Town Planner and Clerk. Chair Brenneman opened the meeting at 7:00 p.m. Town Council Liaison Charette was also present.

PLEDGE OF ALLEGIANCE (Led by Commissioner Doeg)

Chair Brenneman explained the process of the meeting.

Secretary Tucker read the legal notice into the record.

NEW BUSINESS

8-24 Referral

Vincent LaFontan, Business Administrator, Farmington Board of Education, reviewed the details of two proposed Capital Improvement Bond Project questions. The first for various school facilities security and infrastructure improvements and the second for various school roof replacement projects.

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

VOTED: To forward a positive referral for the two proposed Capital Improvement Bond Project Questions as stated in the letter dated April 11, 2018 from Kathleen Greider, Superintendent of Schools.

Town of Farmington – 1 Monteith Drive

Matthew Walsh, Deputy Director /Assistant Town Engineer, presented the 8-24 referral and site plan application to re-grade and repave the parking lot at the Town Hall. The number of parking spaces will increase from 108 to 124 with three additional handicap parking spaces. The application was approved by the Inland Wetlands Commission on April 4, 2018. Low Impact Development standards were used in the design and the plan is in keeping with the requirements of the MS4 permit.

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

VOTE: To approve 8-24 referral and the site plan application to redo the parking lot at the Town Hall, 1 Monteith Drive as presented and on file in the Planning Office.

Brian Lyman – 37 Mill Street

Application for site plan approval to install riverfront patio, pavilion and tent at 37 Mill Street. This matter was tabled.

UHDPC

The Unionville Historic District and Properties Commission submitted a Study Report to the Commission for review. The Commission is seeking to expand the Unionville Historic District which is consistent with the Plan of Conservation and Development.

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

VOTED: To recommend acceptance of the Unionville Historic District and Properties Commission Study Report dated April 2018.

The Commission commented it would also be in support of the Farmington Historic District and Properties Commission expanding its district.

Kyle Cannon – 240 South Road

Accept application for special permit to raise poultry at 240 South Road, R20 zone (recommend Public Hearing May 7, 2018).

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

VOTED: To accept the Kyle Cannon application for special permit to raise poultry at 240 South Road, R20 zone and schedule a public hearing for May 7, 2018.

Two Mile Road Realty Associates LLC – 8 Two Mile Road

Accept special permit application for medical office use at 8 Two Mile Road, BR zone (recommend Public Hearing May 7, 2018).

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

VOTED: To accept the Two Mile Road Realty Associates LLC application for special permit application for medical office use at 8 Two Mile Road, BR zone and schedule a public hearing for May 7, 2018.

Jackeline Quesada – 242 Scott Swamp Road

Accept application for special permit to raise hens at 242 Scott Swamp Road, R40 zone (recommend Public Hearing May 7, 2018).

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

VOTED: To accept the Jackeline Quesada application for special permit to raise hens at 242 Scott Swamp Road, R40 zone and schedule a public hearing for May 7, 2018.

PUBLIC HEARING

David Quisenberry – 70 Mountain Road

Commissioner Doeg recused himself from this matter

Application for two-lot re-subdivision of 70 Mountain Road, R80 zone. Mr. Quisenberry presented a review of the existing site and surrounding area as well as informal plans he had previously presented to the Commission. The home that was on the property when Mr. Quisenberry purchased it has been demolished and the site is currently an open field. He has met with neighbors to review his proposal to create two lots and in response to safety concerns expressed by the owners of 62 Mountain Road has proposed to create an island at the entrance of the existing driveway. Mr. Quisenberry stated he feels the island will slow down traffic entering the site and address the safety concerns. He commented Farmington Valley Health District has submitted a letter of approval regarding wells and septic systems for both lots. Mr. Quisenberry commented both lots meet the area requirements of the zone.

Attorney James Connor represented Mr. & Mrs. Miner of 62 Mountain Road spoke in opposition to the application. They feel the application does not comply with the regulations for access and area and asked that the public hearing be held open. Mr. Quisenberry responded the plan has been revised to include the island at the driveway entrance and commented he feels he has sufficient frontage at the right of way and area for the two lots.

Town Planner Warner recommended continuing the public hearing to the next meeting.

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

VOTED: To continue the David Quisenberry application for two-lot re-subdivision of 70 Mountain Road, R80 zone to the May 7, 2018 meeting.

QA&M Architecture – 20 Waterside Lane

Special permit application for medical office use at 20 Waterside Lane, PR zone. Jason Davis, QA&M Architecture, presented the area of the existing building at 20 Waterside Lane the proposed medical office use will be located. The tenant, Progressive Eye Care, has been located in Farmington and needs to relocate. There will be no external changes to the building. Mr. Davis reviewed the parking calculations existing and required to show there is sufficient parking on site. The medical office use is specifically for routine eye exams and sale of eye glasses and contact lenses and is not for an eye surgery center. Commissioners asked for the hours of operation. Victor Richardson, O.D. responded they have typical business hours with the exception of one late week night.

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

The public hearing was closed at 8:06 p.m.

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

VOTED: To approved the QA&M Architecture special permit application for medical office use at 20 Waterside Lane, PR zone as submitted and on file in the Planning Office.

Karen Rokosa – 17 Depot Place

Special permit application for café business use at 17 Depot Place, Unit C, C1 zone. Ms. Rokosa would like to operate a café in Unit C at 17 Depot Place which is approximately 600 sq. ft. A sketched floor plan was submitted with the application. The use requires four parking spaces but the landlord is creating six additional spaces. She anticipates the hours of operation to be approximately 9 a.m. to 8 p.m. seven days a week and commented the location is not conducive to an outdoor dining area. The Commission asked for confirmation that signs will be submitted for separate approval at a later date. Ms. Rokosa responded yes. There was a brief discussion regarding parking at the site.

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

The public hearing was closed at 8:12 p.m.

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

VOTED: To approve the Karen Rokosa special permit application for café business use at 17 Depot Place, Unit C, C1 zone as submitted and on file in the Planning Office.

Nicole Falciano – 113 Main Street

Special permit application to raise chickens at 113 Main Street, R20 zone. Ms. Falciano is seeking approval to raise hens in her existing barn; initially starting with six to eight hens but would like to have up to the maximum allowed by the regulations at some point. A wired fence area around the blueberry bushes outside the barn will be used as the enclosed run area.

Charbra Jestin, 103 Main Street, spoke in favor of the application.

The public hearing was closed at 8:16 p.m.

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

VOTED: To approve the Nicole Falciano special permit application to raise twelve chickens at 113 Main Street, R20 zone with the condition there be no rooster as submitted and on file in the Planning Office.

Alan Ciesielski – 1098 Finemann Road

Special permit application to raise chickens at 1098 Finemann Road, R20 zone. This matter was tabled to the May 7, 2018 meeting to provide the applicant time to meet notice requirements.

ZK Builders LLC – 48 and 50 Junior Road

Special permit application to construct two new houses in excess of 2,200 sq. ft. at 48 and 50 Junior Road, R12 zone. John Gilmartin, JL Surveying, represented the applicant and presented two new houses to address concerns raised with their last submission. The three main issues were the style of the homes, location on the lots and size of the homes. The new proposal shows the footprint of the two homes staggered, the style of the homes are different and the sizes were reduced to 2,445 sq. ft. and 2,528 sq. ft. The Commissioners noted the photos of the proposed

homes did not match the plans submitted with the application. Mr. Gilmartin confirmed the photos submitted at the meeting are the current homes proposed. The Commission expressed some concern with the sizes proposed as they relate to the rest of the neighborhood.

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

The public hearing closed at 8:25 p.m.

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

VOTED: To approve the ZK Builders LLC special permit application to construct two new houses in excess of 2,200 sq. ft. at 48 and 50 Junior Road, R12 zone with the condition that the homes are constructed as presented in photos at the public hearing, submitted for the record and on file in the Planning Office.

Wilson Development – Bridgehampton Crossing Development

Special permit application for blasting related to new home construction at the Bridgehampton development on Newcastle Place, Dunstable Close and Bridgehampton Crossing, R40C zone. Joe Truncali, Wilson Development, is seeking approval to blast where necessary for the remainder of the development; providing a site plan where he anticipates the need to blast. John Bahre, John W. Bahre Inc., explained typical blasting procedures and what is done prior to obtaining a blasting permit from the fire marshal's office. Commissioners asked some clarifying questions regarding hours blasting operations will occur. Town Planner Warner reviewed the zoning regulations regarding blasting; the special permit provides additional notice that this will take place.

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

The public hearing was closed at 8:34 p.m.

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

VOTED: To approve the Wilson Development special permit application for blasting related to new home construction at the Bridgehampton development on Newcastle Place, Dunstable Close and Bridgehampton Crossing, R40C zone as submitted and on file in the Planning Office with the following conditions:

1. The proposal shall adhere to all relevant sections of the regulations (Article IV, Section 27) including post approval performance standards and representations made by the applicant;
2. Prior to the start of any work the plans shall be reviewed and approved by the Fire Marshal and a blasting permit shall be issued by the Fire Marshal; and
3. Blasting shall be limited to the hours of 9 a.m. and 2 p.m. Monday through Friday unless otherwise approved by the Fire Marshal.

St. Patrick's Church – 110 Main Street

Special permit and site plan approval application for addition to church and expansion of parking lot at 110 Main Street, R20 zone. Ray Giolitto, AIA, Northeast Collaborative Architects,

introduced the proposed project. John Stewart, Senior Project Director, CR3 LLP, presented the site plan showing the location of the proposed addition to the existing building and parking lot expansion. Related grading changes will be made related to this project including underground stormwater storage under the new parking area. Mr. Stewart also reviewed the detailed landscape plans for the site; a mix of deciduous and evergreen trees and bushes. Mr. Giolitto presented details of the sight lighting plan; parking lot light poles, bollards and wall mounted fixtures. Architectural design details and materials were presented and it was noted for the record that the Farmington Historic District Commission approved the application at the April 17, 2018 meeting. There was some discussion regarding the number of parking spaces proposed versus what is required by the regulations; the number of parking spaces proposed in the site plan meet the requirements of the zoning regulations. There were comments regarding safety concerns of vehicles parking on Main Street and it was the consensus of the Commission that moving vehicles off Main Street was a positive move. The entrance at the rear of the church will be the main accessible entrance where the elevator and stairs to the main/upper level of the church can be found.

Gerard Haviland, 6 Carrington Lane, spoke in support of the application.

Loftus Jestin, 103 Main Street, spoke in support of the building addition but expressed concern with the parking lot expansion and its visibility from Main Street.

Jennifer Bernier, 11 Carrington Lane, spoke in support of the application.

Dorothy Haviland, 6 Carrington Lane, spoke in support of the application.

Brie Quimby, 148 Main Street, commented on the parking lot expansion and visibility from Main Street.

Tom Lyons, 30 Dorset Lane, spoke in support of the application.

Betsy Walsh, 61 Wolf Pit Road, spoke in support of the application.

Judith Arel, 66 Wooddale Drive, spoke in support of the application but commented the proposed number of handicap parking spaces proposed are less than the existing number.

Susan Chudwick, spoke in support of the application.

Brian Connolly, spoke in support of the application.

CJ Thomas, 18 Hobart Street, spoke in support of the application.

The Commission asked for clarification regarding the proposed grading and landscaping between Main Street and the rear property line/back of the expanded parking lot. Mr. Stewart provided plans and described for clarification.

The public hearing closed at 10:06 p.m.

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

VOTED: To approve the St. Patrick's Church special permit and site plan approval application for addition to church and expansion of parking lot at 110 Main Street, R20 zone, as submitted and on file in the Planning Office with the following conditions:

1. The applicant must address to the satisfaction of engineering staff all engineering comments in the April 23, 2018 memorandum;
2. The applicant shall comply with the Farmington Historic District Commission conditions off approval; and
3. Site and building lighting shall be turned off when the Church is not in use. The site and building lighting shall be evaluated one year after completion of construction. Such lighting to be modified by the Commission at their discretion. (Doeg/Pogson amendment)

PLANNER'S REPORT

No Planner's Report.

MINUTES

April 9, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the April 9, 2018 meeting.

The meeting adjourned at 10:39 p.m.

SJM