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**TOWN PLAN AND ZONING COMMISSION**  
**MEETING MINUTES**

**December 10, 2018**

Present were Chair Brenneman, Commissioners Donald, Grabulis, Pogson and Alternate Commissioner Ogan and Town Planner and Clerk. Town Council Liaison Charette was also present. Chair Brenneman opened the meeting at 7:30 p.m.

**PLEDGE OF ALLEGIANCE** (Led by Commissioner Donald)

Acting Secretary Grabulis read the legal notice into the record.

Chair Brenneman announced the Public Hearing for the David Quisenberry application is tabled and will not be heard this evening.

**NEW BUSINESS**

**Rebel Dog Coffee Co. – 345 Colt Highway**

Connecticut Sign Craft, Inc. presented the proposed building signs for Rebel Dog Coffee Co. The style size and colors are the same as signs approved for Nardelli's. There is no change to the lighting and the hours of operation of the business are expected to be 7 a.m. to 7 p.m. The proposed signs comply with the zoning regulations requirements.

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

VOTED: To approve the Rebel Dog Coffee Co. sign application for 345 Colt Highway as submitted and on file in the Planning Office.

**Tomasz Kurczerski – 240 Main Street**

Commissioner Donald recused herself from this matter. Mr. Kurczerski presented the proposed installation of a free standing sign; 4' x 5' aluminum sign board with vinyl trim, attached to two six foot posts with a decorative ball topper. The tenant signs will be white with black letters. The proposed sign complies with the zoning regulations.

Members voting on this sign application: Brenneman, Grabulis, Ogan, Pogson.

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

VOTED: To approve the Tomasz Kurczerski sign application for 240 Main Street as presented and on file in the Planning Office with the condition that the post topper be changed to a cap.

**Town Farm Development LLC – 152 Town Farm Road**

Site plan approval for installation of storage building at 152 Town Farm Road. Dave Falt, Town Farm Development, presented a request to install an agriculture storage building in the area of

the two large event tents on site. They now have horses on site year round and need a place to store equipment. Steve Dietzko, Milone & MacBroom, reviewed the floodplain criteria as most of the site is in the floodplain. Mr. Dietzko stated he is still working on publishing information for the Commission. There was discussion for clarification of items stored in the proposed building and whether or not fuel or fertilizers will be stored as well; where equipment / contents of the building and animals will be moved to in a flood event.

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

VOTED: To approve the Town Farm Development LLC application for site plan approval for installation of a storage building at 152 Town Farm Road as submitted and on file in the Planning Office with the following condition:

1. An evacuation plan shall be provided to Town Staff for the contents of the storage building; and
2. The applicant shall use a more substantial footing to anchor the proposed structure.

Calco Construction and Development Company

Request for extension of time to record mylar maps and documents for the Tanbark Trail Extension subdivision approved September 24, 2018. Town Planner Warner stated this is a standard 90-day request for extension allowed by statute and the regulations.

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

VOTE: To grant the request the 90-day extension of time to file mylar maps and documents for the Tanbark Trail Extension subdivision approved September 24, 2018.

Fore Group Inc. – Olcott Way

Request for modification of subdivision approval – release of bond regarding the finish of the road at Olcott Way. Attorney Philip R. Dunn, Jr. represented Fore Group Inc. asked that this matter be tabled to the January 14, 2019 meeting so that Fotis Dulos, Principal could be present.

Farmington West Estates Ltd. Ptrs. – Coyote Court

Chair Brenneman recused herself from this matter. Accept application for Phase IV - seven-lot subdivision on Coyote Court on Snowberry Lane, AH zone and schedule public hearing (recommended public hearing date January 9, 2019).

Upon a motion made and seconded (Grabulis/Pogson) it was unanimously (members voting; Donald, Grabulis, Ogan, Pogson)

VOTED: To accept the Farmington West Estates Ltd. Ptrs. Application for Phase IV – seven-lot subdivision of Coyote Court on Snowberry Lane and the schedule the public hearing for January 9, 2019.

## PUBLIC HEARING

### Ion Bank – 4 Main Street

Application for special permit for bank use and sign application at 4 Main Street. Attorney Philip R. Dunn, Jr. represented Ion Bank. The space was formerly office space and they are seeking approval for bank use. Related to the proposed use of the space is an application to reface the existing free standing sign at the corner of Main Street and Farmington Avenue and to install a building sign over the entrance on the back of the building. Andy Ciaburri, Lauretano Sign Group, submitted a modified version of the originally submitted free standing sign. The Commission commented on color and content. The modified sign would be similar to the Farmington Inn sign. There was continued discussion regarding the design, material and color of the sign.

There was not public comment regarding the special permit application.

The public hearing was closed at 8:26 p.m.

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

VOTED: To approve the Ion Bank application for special permit for bank use at 4 Main Street.

Further consideration of the sign application is tabled to the January 14, 2019 meeting.

### David Quisenberry – 70 Mountain Road

Application for two-lot subdivision of 70 Mountain Road, R80 zone. This application has been withdrawn.

### Town of Farmington – Text Amendment

Town of Farmington application for text amendment to the Zoning Regulations Article IV, Section 15A Reasonable Consideration for the Protection of Historic Factors. The amendment proposed to require a special permit/site plan review for the demolition of any building listed in the survey entitled The History and Architecture of Farmington, Connecticut 1985-1986: An Architectural and Historical Survey, conducted by the Greater Middletown Preservation Trust, as amended.

Betty Coykendall, 15 Whispering Rod Road, spoke in support of the text amendment.

Jay Bombara, 13 Mountain Road, spoke in support of the text amendment.

Katie Bradley, 9 Waterville Road, asked for clarification on how the amendment would affect 820 Farmington Avenue.

Miles Andrews, 24 Main Street, suggested specific criteria regarding feasibility be identified.

The public hearing closed at 9:13 p.m.

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

VOTED: To approve the Town of Farmington application for text amendment to the Zoning Regulations Article IV, Section 15A Reasonable Consideration for the Protection of Historic Factors as presented. The amendment will become effective December 30, 2018.

**PLANNER'S REPORT**

No Planner's Report.

**MINUTES**

November 14, 2018 Meeting Minutes

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

VOTED: To approve the minutes of the November 14, 2018 meeting.

The meeting adjourned at 9:20 p.m.

*SJM*

DRAFT