

TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MINUTES

September 11, 2017

Present were Chairman Dunn, Commissioners Brenneman, Jarvis, Tucker and Alternate Commissioners Charette, Donald and the Town Planner and Secretary. Acting Secretary Jarvis opened the meeting at 7:00 p.m. and read the legal notice into the record.

Chairman Dunn explained the process of the meeting and appointed Alternate Commissioner Charette to vote on behalf of Commissioner Matava and appointed Alternate Commissioner Donald to vote on behalf of Commissioner Doeg.

**PUBLIC HEARING**

160 Farmington Avenue Associates

Application for text amendment to add Pediatric or Youth Behavioral Health Center Use to Article II, Section 10.B.12 PR zone; and definition for same to Article I, Section 8 of the Farmington Zoning Regulations; and add a parking standard for Pediatric or Youth Behavioral Health Center to Article IV, Section 8.B, Off Street Parking Standards.

Prism Autism Education and Consultation – 160 Farmington Avenue

Application for special permit for Pediatric or Youth Behavioral Health Center use at 160 Farmington Avenue, PR zone.

These two applications were combined and presented together.

Attorney Jacqueline Kaufman, Carmody, Torrance, Sandak & Hennessey LLP, represented the applicants and property owner. Receipts of notices sent to property owners within 200 feet of the parcel were submitted for the record. Prism Autism Education and Consultation would like to occupy the second floor of the building at 160 Farmington Avenue. Because the business is unique and does not fit under the special permitted use of a daycare facility or school they are proposing text amendments to the zoning regulations. This business provides intensive one-on-one behavior analytic treatment to toddlers and very young children diagnosed with autism. The hours of operation are proposed from 8 a.m. to 5 p.m. Monday through Friday. At full capacity they anticipate approximately 50 staff members and 40 students per session. Attorney Kaufman described existing uses on the first floor of the building; office space and unoccupied office tenant space. The lease agreement for the second floor provides 55 parking spaces. Five additional visitor parking spaces are available. Business Co-Owners Rachael Coburn and Rebecca Giammatti further explained the proposed use and the proposed drop-off/pick-up plan for the business. Kwesi Brown, P.E., PTOE, with Milone & MacBroom, provided traffic information submitted in his report dated September 8, 2017. The drop-off/pick-up plan will be staggered and the Center will utilize a valet system for the drop-off/pick-up of children. The Commission asked clarifying questions about traffic circulation, hours of operation and general business operations.

Stuart Johnson, 12 Waterhouse Lane, spoke in support of the applicants. He has known the co-owners for over 15 years and they have worked with his son, now 19, since he was diagnosed with autism at the age of three.

Also submitted for the record in support of the application is a letter dated September 5, 2017 from Matthew and Elizabeth Hutvagner, 37 Fenwick Drive, Farmington and a letter from Dr. Kelly K. Powell, Yale School of Medicine Child Study Center.

The public hearing closed at 8:03 p.m.

160 Farmington Avenue Associates

A motion was made and seconded (Brenneman/Jarvis) to approve the application for text amendment to add Pediatric or Youth Behavioral Health Center Use to Article II, Section 10.B.12 PR zone; and definition for same to Article I, Section 8 of the Farmington Zoning Regulations; and add a parking standard for Pediatric or Youth Behavioral Health Center to Article IV, Section 8.B, Off Street Parking Standards as presented and on file in the Planning Office.

A motion was made and seconded (Brenneman/Jarvis) to amend the prior motion adding a condition of approval that no inpatient services shall be permitted. The amendment was unanimously approved.

The original motion as amended was then unanimously approved. The effective date of the text amendments is September 30, 2017.

Prism Autism Education and Consultation – 160 Farmington Avenue

A motion was made and seconded (Brenneman/Jarvis) to approve the application for special permit for Pediatric or Youth Behavioral Health Center use at 160 Farmington Avenue, PR zone as presented and on file in the Planning Office.

A motion was made and seconded (Brenneman/Jarvis) to amend the prior motion adding an effective date of October 1, 2017. The amendment was approved unanimously.

A motion was then made and seconded (Brenneman/Tucker) to add another amendment that the traffic pattern for on-site drop-off/pick-up be assessed by the Town Planner. The amendment was approved unanimously.

The original motion as amended was voted unanimously.

Jack Kemper – 132 Lovely Street

Application for re-approval of special permit to construct detached 876 sq. ft. garage at 132 Lovely Street, R20 zone. Mr. Kemper stated the approval he received in 2014 to construct the detached garage has expired. He stated the size has not changed but the height has dropped six inches. The detached garage will be located at the back of the existing detached garage and the existing garage will be demolished. The location was adjusted to save trees to the east.

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

The public hearing closed at 8:10 p.m.

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

VOTED: To approve the application for special permit to construct detached 876 sq. ft. garage at 132 Lovely Street, R20 zone as presented and on file in the Planning Office.

Jerome Bertuglia – 1507 Farmington Avenue

Application for special permit to construct new house in excess of 1,600 sq. ft. at 1507 Farmington Avenue, R12 zone. Mr. Bertuglia represented the property owner, Marney Noble. Ms. Noble would like to construct a new house at 1507 Farmington Avenue to replace the existing 800 sq. ft. house. The existing house is in very poor condition and needs to be demolished. Mr. Bertuglia provided a packet of information to the Commission showing the size of other homes in the immediate area. Ms. Noble proposes to construct a 1,600 sq. ft. house. Mr. Bertuglia also stated they have received approval from the Inland Wetlands Commission. Commissioners asked for clarification on access to the site.

There were no public comments in favor or in opposition to the application.

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

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

VOTED: To approve the application for special permit to construct a new house in excess of 1,600 sq. ft. at 1507 Farmington Avenue, R12 zone as presented and on file in the Planning Office.

Farmington Soccer Club – 80 Tunxis Mead Road

Application for special permit to convert Field 8 at Tunxis Mead to a turf field, 80 Tunxis Mead Road. Robert Hiltbrand, R. R. Hiltbrand Engineers & Surveyors, LLC, represented the applicant. The project proposes to convert natural turf Field 8 to an artificial turf field. The project includes clearing approximately 2.1 acres of area adjacent to the field. The material from the cleared area will then be used to raise the elevation of the soccer field to meet the 100 year flood elevation. The field will be fenced, will utilize existing lighting and will be ADA accessible. Mr. Hiltbrand stated the plans have been reviewed by Town staff and they have obtained approval from the Inland Wetlands Commission. Commissioners asked for clarification on compensatory storage and the detail construction of the field. Andrew Dyjak, Field Turf, provided details on the material to be used for this field.

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

The public hearing was closed at 8:35 p.m.

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

VOTED: To approve the application for special permit to convert Field 8 at Tunxis Mead to a turf field, 80 Tunxis Mead Road as presented and on file in the Planning Office.

## **NEW BUSINESS**

### **Seth Kaplan – 204 Farmington Avenue**

Mr. Kaplan presented a sign application for Farmington Animal Hospital located at 204 Farmington Avenue. The proposed 24” x 72” sign will replace the existing sign post and will be located at least 15 feet from the roadway. The new sign will have two posts and complies with the zoning regulations.

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

VOTED: To approve the Seth Kaplan sign application for property located at 204 Farmington Avenue as presented and on file in the Planning Office.

### **Troy’s Service, Inc. – 1097 Farmington Avenue**

Judy Troy presented the sign application for their business at 1097 Farmington Avenue. The proposed 6’ x 8’ sign panel will be installed in the existing sign pole. The existing sign frame is internally illuminated and the applicant agreed the lights will be removed.

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

VOTED: To approve the sign application for Troy’s Service, Inc. located at 1097 Farmington Avenue as presented and as on file in the Planning Office.

### **Brickwalk Shops LLC – 16 Brickwalk Lane**

Patrick Downend, Owner, Brickwalk Shops LLC, stated one office tenant at 16 Brickwalk Lane has outgrown their space and would like to expand into an adjacent apartment space. There is no issue with parking. Mr. Downend said the official approval for the building is residential and he has approval for the existing business use. He intends to convert the apartment space back to residential if/when the business use is no longer needed.

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

VOTED: To approve the application for modification of prior approval to convert apartment space to office space for 16 Brickwalk Lane as presented and on file in the Planning Office.

### **Simone Development, LLC – 7 Winthrop Drive**

The applicant has requested a ninety (90) day extension of time to file mylar maps for the approved subdivision.

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

VOTED: To grant the ninety (90) day extension of time as requested.

5 Corners – Farmington Associates

Application for site plan approval for restaurant/retail development at 8031 and 8037 Birdseye Road and 8121 and 8129 Colt Highway. Attorney Robert Reeve requested this matter be continued to the September 25, 2017 meeting.

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

VOTED: To continue this matter to the September 25, 2017 meeting.

**PLANNER'S REPORT**

Berkshire Bank

Berkshire Bank is working on obtaining the Certificate of Appropriateness.

Plan of Conservation and Development

This project is currently on hold due to a budget freeze.

OTHER BUSINESS

Commissioners Brenneman and Tucker began general discussion about whether or not the Commission should encourage conversion of large homes in the Farmington Village to condominiums/multi-family homes.

**MINUTES**

July 31, 2017

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

VOTED: To approve the minutes of the July 31, 2017 meeting.

The meeting adjourned at 9:17 p.m.

*SJM*