

TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MINUTES

October 11, 2017

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

Alternate Commission Houf was appointed to vote on behalf of Commission Tucker.

**PUBLIC HEARING**

Loren Godfrey - 386 Old Mountain Road

Application for three-lot re-subdivision of 386 Old Mountain Road, R80 zone. This matter was tabled to the November 6, 2017 meeting.

**NEW BUSINESS**

Dunning Sand & Gravel – 105 Brickyard Road

Site plan approval for building addition at 105 Brickyard Road. This matter was tabled to the October 23, 2017 meeting. (Jarvis/Brenneman)

Lauretano Sign Group – 1 Farm Springs Road

Alyson Dombrowski, Lauretano Sign Group, presented the proposed six foot by five foot monument sign at 1 Farm Springs Road. This sign will replace an existing sign at this location. Ms. Dombrowski commented the proposed sign is smaller than the existing sign. There is no change to existing ground lighting.

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

VOTED: To approve the Lauretano Sign Group sign application for property located at 1 Farm Springs Road as presented and on file in the Planning Office.

Unionville Grocery LLC – 70 South Main Street

Site plan approval to replace underground fuel storage tanks, gas pumps and install canopy over pumps at 70 South Main Street. Attorney William Mastrogiovanni represented the owners of the business who have a lease agreement with the owner of 70 South Main Street. They would like to restore the former gas station operation of the site. Attorney Mastrobattista provided a brief history of the business operation at this location. The Inland Wetlands Commission approved this project at their September 20, 2017 meeting. Jack Kemper, Kemper Associates, presented the building façade changes proposed. They met with the Architectural Design Review Board and propose to use a fiber board siding on a portion of the building and paint the remaining block wall a matching color. The building entrance will be upgraded; building lighting will be upgraded but the roofing will remain the same. The proposed canopy is a simple design, metallic gray and will have no signage. Mr. Kemper commented on future road improvements adding

they would like to landscape the lawn area along South Main Street and Railroad Avenue but at this time are asking to defer planting along South Main Street until the State completes the proposed road improvements. Additional details of proposed improvements to the building include the addition of a hood vent to the back of the building. Mr. Kemper gave a sample of hardie board siding and a color palette to the Commission for review. The Commission asked for the proposed hours of operation. Attorney Mastrobattista stated 6 a.m. to 11 p.m. There was some discussion regarding landscaping, building accessibility and canopy lighting. The Commission suggested the applicant work with the Town Planner and staff to reduce the canopy lighting intensity and to finalize a landscaping plan. The Commission did not object to deferment of planting along South Main Street until the proposed road work is completed. Final color and material will be reviewed by the Architectural Design Review Committee. Regarding signs; the existing Unionville Grocery building sign will remain. Future signs will require approval by the Commission. The Commission commented internal illumination/LED lighting etc. is not permitted in Town including pump signs. Attorney Mastrobattista talked about the possible addition of picnic tables which generated comments from the Commission about the possible need for additional lighting for this area.

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

VOTED: To approve the Unionville Grocery LLC site plan application to replace underground storage tanks, gas pumps and install canopy over pumps at 70 South Main Street with the following conditions:

1. Hours of operation shall be 6 a.m. to 11 p.m. and site lighting is limited to the same hours;
2. This approval does not include signage for the site except for the existing Unionville Grocery sign on the building;
3. No signage is permitted on the canopy;
4. A planting plan shall be approved as is along Route 177. Agree planting can be deferred until the pumps have been installed. In the meantime the area shall be seeded and maintained;
5. Planting plan for area along Railroad Avenue shall be developed and the applicant shall work with the Town Planner for appropriate approvals;
6. The back yard shall be cleaned up and seeded;
7. If the applicant installs picnic tables in the back yard the appropriate lighting shall be installed for safety with appropriate hours;
8. The applicant shall work with staff for approval of the final site plan details;
9. Grass areas on the site shall be maintained.

#### Town of Farmington – 8-24 Referral

Request to forward a recommendation to construct an approximately 2,500 sq. ft. expansion to the existing boathouse at Tunxis Mead Park to the Town Council. This request was presented with the following site plan application.

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

VOTED: To forward the recommendation to construct an approximately 2,500 sq. ft. expansion to the existing boathouse at Tunxis Mead Park to the Town Council.

Town of Farmington – 200 Tunxis Mead Road

Jim Darling, Board Member, Friends of Farmington Crew and Booster Club, presented the request to expand the existing boathouse. The additional space will provide a workout area, changing rooms and a media station for safety training. Included with the site plan details is a letter of support from the Board of Education and Miss Porter's School. On October 4, 2017 the Inland Wetlands Commission approved the project. The Commission asked for confirmation that the applicant had no issue addressing engineering/staff comments as a condition of approval. There was a brief discussion about the working relationship between Farmington Crew and Miss Porter's School and maintenance of the building.

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

VOTED: To approve the Town of Farmington/Friends of Farmington Crew site plan application for addition to the boathouse at Tunxis Mead Park as presented and on file in the Planning Office with the condition that engineering comments dated October 4, 2017 be addressed to the satisfaction of staff.

**PLANNER'S REPORT**

Plan of Conservation and Development

Town Planner Warner provided an update on the Plan of Conservation and Development. He further commented on the UCONN Health Center area and existing zones in this area. Planning for future reuse and repurposing of existing spaces the zoning designation of this area would need to change to recognize the uniqueness of the area creating a Special Design District/Farmington Innovation Zone. Geoffrey Sager, Metro Realty Group, provided further comments on the needs of the future for this area.

**MINUTES**

September 25, 2017

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

VOTED: To approve the minutes of the September 25, 2017 meeting.

The meeting adjourned at 8:28 p.m.

*SJM*