

TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING MINUTES

November 15, 2017

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Jarvis, Matava, Tucker and Alternate Commissioners Charette, Donald and Houf and the Town Planner and Secretary. Secretary Doeg opened the meeting at 7:00 p.m. and read the legal notice into the record. Town Council Liaison Mastrobattista was also present.

Chairman Dunn explained the process of the meeting.

PUBLIC HEARING

Loren Godfrey - 386 Old Mountain Road

Application for three-lot re-subdivision of 386 Old Mountain Road, R80 zone. This matter was opened and immediately continued to the December 11, 2017 meeting. (Brenneman/Tucker)

Margaret Rush – 125 Waterside Lane

Application for special permit to raise poultry (up to six hens) at 125 Waterside Lane. The applicant requested this matter be tabled to the December 11, 2017 meeting. (Brenneman/Tucker)

Old Mill Commons LLC – 19 Perry Street

Commissioner Doeg recused himself from this matter. Chairman Dunn appointed Alternate Commissioner Houf to vote on his behalf for this matter.

Application for re-approval of special permit granted November 9, 2015 for development of 268 multifamily dwellings at 19 Perry Street, UC zone. Attorney Christian Hoheb represented the applicant. Attorney Hoheb stated Old Mill Commons LLC received unanimous approval on November 9, 2015 from the Commission for development of this site. The special permit is expiring and they are seeking re-approval. Attorney Hoheb asked that this record incorporate by reference, all testimony and exhibits from the 2015 public hearings for the exact same plans. There are no changes, appeals, amendments etc. They simply seek re-approval of the application for special permit for development of 268 multifamily dwellings at 19 Perry Street.

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

The public hearing closed at 7:06 p.m.

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

VOTED: To approve the Old Mill Commons LLC application for re-approval of special permit granted November 9, 2015 for development of 268 multi-family dwellings at 19 Perry Street, UC zone with all the same conditions as stated in the November 9, 2015 decision.

One Waterville Road, LLC - 820 Farmington Avenue and, 3 Waterville Road and 1 Canal Path

Chairman Dunn stated this matter will remain open until the December 11, 2017.

Application for change of zone from B1 and R80 to FC/FV zone for property located at 820 Farmington Avenue and, 3 Waterville Road and 1 Canal Path. Attorney Christian Hoheb represented the applicant who is seeking a change of zone for three parcels. If the change of zone is granted they will return to the Commission with an application for special permit and site plan approval. The applicant received a prior approval for development of the site for a bank with remote ATM, retail and office uses. The applicant has met with Katie Bradley, 9 Waterville Road, Preservation Now and the Architectural Design Review Committee about development of this site. Mark Marzi, Don Hammerberg Associates, stated they created a conceptual plan for mixed uses that connects with the other areas of the Route 4 corridor. This plan would propose 63% coverage which is less than the 87% permitted in the zoning regulations. Mr. Marzi reviewed the conceptual site plan which included office, restaurant and retail spaces fronting on Farmington Avenue with parking behind the buildings and an apartment building with additional parking within the site. He stated the architecture of the buildings emulate classic building architecture around Town. Guy Hesketh, F.A. Hesketh & Associates, discussed storm water drainage and as with the last development approval for the site, they will design systems for this plan that meet requirements of the Department of Energy and Environmental Protection storm water management. Attorney Hoheb commented on the future of the existing Woodford-Newell-Strong House. They are considering a number of options and will have a more firm plan if they are able to come back with an application for special permit and site plan approval.

Commissioners asked for background information regarding traffic on Route 4, Route 10 access compared to the last approval, screen/buffer to abutting residences and protection of the brook to the rear of the site. Scott Hesketh, F.A. Hesketh & Associates, reviewed his letter dated October 2, 2017 submitted with the application. Access to the site from Route 4 and Route 10 was reviewed and Mr. Hesketh commented the plans are conceptual and more final plans would be presented with a site plan application. Alan Bongiovanni, The Bongiovanni Group, reviewed the conceptual parking plan. The Commission stated traffic will be a concern with a future application and that the last approval required a right turn in/out only at Route 10. One Commissioner suggested some sort of easement/agreement with the adjacent parcel for parking/access.

Jennifer Proto, 11 Waterville Road, spoke in opposition to the application. A copy of her comments was submitted for the record.

Michelle Kueller, 15 Waterville Road, spoke in opposition to the application.

Jarrod Proto, 11 Waterville Road, spoke in opposition to the application.

Jamie Bradley, 9 Waterville Road, spoke in opposition to the application.

Richard Shirey, 15 Main Street, spoke in opposition to the application.

Amanda Strauss, 16 Townsend Road, spoke in opposition to the application.

Lisa Butler, 28 Garden Street, spoke in opposition to the application.

Barbara Taussig, 21 Main Street, spoke in opposition to the application.

Miles Andrews, 24 Main Street, spoke in opposition to the application.

Eric Ben-Kiki, 9 Waterville Road, spoke in opposition to the application.

Portia Corbett, 11 & 21 Mountain Spring Road, asked Attorney Hoheb to encourage the property owner to preserve the Woodford-Newell-Strong House.

Loftus Jestin, 103 Main Street, spoke in opposition to the application.

Jay Bombara, 13 Mountain Road, commented on procedure and suggested voting on the B1 and R80 zones separately, spoke in opposition to the application.

Matt Pogson, 270 Brickyard Road, spoke in opposition to the application and suggested final site plans should be required with a change of zone request.

Members of the public speaking in opposition generally did not want the R80 portion of the site developed and expressed general overall concern with development of the site.

Attorney Hoheb asked that this matter be continued to the December 11, 2017 meeting.

At 9:14 p.m. Chairman Dunn continued the hearing to the December 11, 2017 meeting.

Town of Farmington

Amendment / Update of Plan of Conservation and Development to adopt Introduction, Section I, Chapters 1-4 and Section II, Chapter 5.

Amendment / Update of Plan of Conservation and Development to adopt Section III, Chapter 6, 7, 8 and 9 and Zoning Text Amendment to adopt Article II Section 31 Special Innovation Floating Zone.

Amendment / Update of Plan of Conservation and Development to adopt Chapter 10.

Town Planner Warner explained the current Plan of Conservation and Development per C.G.S. §8-23 must be updated/amended by February 2018. He then reviewed the State's requirements for each Town/City to update/amend their Plan at least every ten years and the impact on the Town's ability to apply for grants without an update/amendment. The Commission has been working with the Town Planner for approximately eighteen months on these amendments/updates. Section 1 and 3 is an addendum to the 2008 Plan. Section 2 updates the 2008 sections on agricultural resources, natural drainage systems and flood prone areas, groundwater, hillsides/ridgelines, the Farmington River, inland wetlands and watercourses, flora and fauna, and historic resources. Section 3 Area Studies were reviewed in detail. Town Planner Warner also presented the map showing the plan to encourage connectivity with the UConn Heath Center Area, Farmington and Unionville Centers, and the Mid-Point Area. The new Special Innovation Floating Zone was presented with a map of the proposed area. The

complete Plan is on file with the Town Clerk's Office and a copy of the presentation was submitted for the record.

Jennifer Proto, 11 Waterville Road, questioned why the Plan is being updated/amended now.

Eric Ben-Kiki, 9 Waterville Road, asked about bicycle lanes on Route 4.

Richard Shirey, 15 Main Street, expressed concern with trends noted in the presentation.

Amanda Strauss, 16 Townsend Road, expressed concern with trends noted in the presentation.

Jomarie Andrews, 24 Main Street, asked for clarification on an earlier draft about historic adaptive reuse. Town Planner Warner said that was part of an earlier draft recommending the Commission to consider moving forward but has since been removed.

Scot Coughlin, 27 High Street, commented the gateway study was ignored/excluded from the Plan.

Evan Cowles, 148 Main Street, spoke in support of maintaining single family residential use in the historic district.

Matt Pogson, 270 Brickyard Road, spoke in opposition to the proposed amendments/updates to the Plan and commented on an update that needs to be made in the Plan regarding the Farmland Protection Initiative.

Goefrey Sager, Metro Realty Group, spoke positively about the trends presented and commented on the average income for the apartment complex he constructed on Colt Highway. Mr. Sager commented he embraces optimism and not pessimism. There is a significant amount of technology based businesses in Farmington and his team has received letters of support from many regarding the Special Innovation Floating Zone.

Kyle Richards, Metro Realty Group, talked in more detail about their outreach efforts regarding the new floating zone and that 80% of the businesses submitted letters of support for this zone and the remaining 20% did not object but were not able to submit letters of support prior to the meeting.

Mr. Pogson, 270 Brickyard Road, asked the Commission to consider a dark skies initiative.

The public hearing closed at 11:00 p.m.

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

VOTED: To adopt amendments/updates to the Plan of Conservation and Development as presented. The effective date is December 8, 2017. A copy of the Plan is on file with the Town Clerk's Office.

NEW BUSINESS

Unionville Family Restaurant – 1835 Farmington Avenue

The restaurant owner is seeking a waiver of Article IV, Section 5.A.2 of the zoning regulations to allow the sale and consumption of alcoholic beverages. The waiver is needed because the restaurant is located within 500 feet of restaurants at Rivers Edge Plaza that sell alcohol for consumption on premises.

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

VOTED: To grant the Unionville Family Restaurant waiver of Article IV, Section 5.A.2 of the zoning regulations for the sale and consumption of alcoholic beverages.

The Gardens LLC – Tanbark Trail

John Senese, The Gardens, LLC, submitted a request to delay the installation of sidewalks within Tanbark Trail subdivision until September of 2018. The Commission discussed limiting the amount of time the developer can delay installing the sidewalks.

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

VOTED: To approve The Gardens LLC request to delay installation of sidewalks within the Tanbark Trail subdivision until September 30, 2018.

2018 Meeting Schedule

The Commission reviewed the proposed meeting schedule and briefly discussed.

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

VOTED: To adopt the 2018 Town Plan & Zoning Commission meeting schedule as drafted.

PLANNER'S REPORT

No Planner's Report

MINUTES

October 23, 2017

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

VOTED: To approve the minutes of the October 23, 2017 meeting.

The meeting adjourned at 11:15 p.m.

SJM