

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

March 11, 2019

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson and Alternate Commissioners O'Brien and Ogan and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE (Led by Commissioner O'Brien)

Alternate Commissioner Ogan was appointed to vote on behalf of Commissioner Tucker.

NEW BUSINESS

Sign Pro Inc. – 45 South Main Street

Robert Kuszpa, Sign Pro Inc., presented two options in response to comments voiced at the last meeting for Priority Urgent Care at 45 South Main Street. In addition to the proposal that includes awning signs with full business name and logo, a white panel with red lettering building sign proposed on the north and east side of the building and hours of operation signs on the inside of the entry doors; Mr. Kuszpa presented the option for building signs without the white panel backboard. They had presented both options to the Architectural Design Review Committee (“ADRC”) and their recommendation was to approve the option with the white panel backboard in keeping with the CVS signs at the other end of the building. The Commissioners asked for clarification regarding the application packet and the denial of the application at the last meeting. Assistant Town Planner Rutherford explained the sign application as submitted includes total square footage which exceeds what is allowed per the regulations but that per the regulations the Commission can approve as much as 50% sq. ft. over with a 5/6 vote. At the last meeting only five Commissioners were present and all five needed to vote in favor of the application for it to pass. The Commissioners commented on the two sign options with some voicing a preference for the sign without the white panel backboard; some because without the white backboard the signs appear smaller. Although some Commissioners liked the look of the sign without the white panel backboard they understood why the ADRC made the recommendation to have it. Mr. Kuszpa stated lighting, provided by the landlord, will be external gooseneck similar to the CVS signs.

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

VOTED: To approve the Sign Pro Inc. sign application for Priority Urgent Care at 45 South Main Street, Unionville, as submitted in drawings with a revision date of February 22, 2019, with building sign option non-illuminated channel letters mounted on white backer panel.

National Sign – 406 Farmington Avenue

Robert Kuszpa presented the sign application on behalf of National Sign. The application proposes to replace the existing 60.7 sq. ft. halo lit wall sign with a new 65.8 sq. ft. halo lit wall sign. No change in the location is proposed. The linear length of the building is 110' so the proposed sign is well under the maximum total area of building signage.

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

VOTED: To approve the National Sign sign application for Hartford HealthCare at 406 Farmington Avenue as presented in drawing dated February 27, 2019 and on file in the Planning Office.

ZK Builders LLC – 48 Junior Road

Attorney Kinga Kostaniak, Rembish & LaSaracina, LLC, represented the builder and his request to modify his special permit approval by increasing the finished living area/overall square footage of the house to include the bonus room over that garage. Assistant Town Planner reviewed the details of the April 2018 special permit approval. The Commission commented on the size of home and the history of applications for this site and this builder. Further discussion ensued regarding the zoning regulation for new and expanded homes expressing concern with this home in the R12 zone and how the square footage is measured; verifying the accuracy of what is stated on plans submitted to staff and the Commission. There is an expected level of accuracy when staff receives stamped plans from an architect or other professional. Moving forward the Commission suggests including unfinished spaces that are already part of the overall framing of the house.

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

VOTED: 4 in favor to 2 opposed (Brenneman, Doeg) to approve the ZK Builders LLC request to modify prior approval of special permit granted April 2018 to increase the square footage to add 284 sq. ft. finished living space (bonus room) as shown in plan dated May 15, 2018 as unfinished space as presented and on file in the Planning Office.

OLD BUSINESS

Farmington West Estates L.P. – Coyote Court

Commissioners eligible to participate in this matter: Doeg, Donald, Grabulis, Ogan, Pogson.

Application for seven-lot subdivision (Phase IV Coyote Court in Snowberry Cobble) Snowberry Lane, AH zone. Public hearing was closed February 11, 2019.

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

VOTED: To approve the Farmington West Estates L.P. application for seven-lot subdivision (Phase IV Coyote Court in Snowberry Cobble) Snowberry Lane, AH zone with the following conditions:

1. The development of Coyote Court shall not increase storm water runoff to existing lots;
2. The developer shall demonstrate to the Town that the existing detention basin can accommodate the additional runoff/storm water;
3. If ledge is encountered mechanical means of removal shall be attempted first. If good faith attempts are unsuccessful then the appropriate special permit application for blasting shall be submitted; and

4. The applicant shall address to the satisfaction of Town staff all engineering comments in the December 21, 2018 memorandum from the Town of Farmington Engineering Division.

Main concerns heard at the public hearing were regarding water in the basement and other drainage concerns. Given that this is an affordable housing development and as stated during the public hearing process there are court mandated processes the Commission must follow. The conditions on this approval are meant to ensure the existing issues are not worsened by the development of this Phase of the development (Coyote Court).

PUBLIC HEARING

Lois R. Wadsworth – 107 Main Street

Application for two-lot re-subdivision of 107 Main Street, R20 zone.

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

VOTED: To continue the Lois R. Wadsworth application for re-subdivision to April 8, 2019.

PLANNER'S REPORT

Wood n Tap – 1593 Farmington Avenue

Assistant Town Planner Rutherford stated there are a couple minor changes to the plan. The gazebo has been removed from the plan, the outdoor bar area will be smaller, and a cooler is being added along with a small soda shed to the side of the building. The increase in impervious surface does not impact the overall percent of impervious. The Commission had no objections.

Winding Trails – 50 Winding Trails

Winding Trails will be adding a sidewalk and drainage improvements in the area between the boathouse and the snack shack area. This will replace the worn paths that have become a source of erosion during heavy storm events.

Town of West Hartford – Middle Road

Received notice from the Town of West Hartford regarding proposed 6-lot subdivision in the Town of West Hartford on the Town line. The development site is the first northerly parcel in West Hartford on Middle Road. Staff is reviewing because of access onto Middle Road and will be coordinating with West Hartford staff. The only portion of the plan in Farmington is the roadway apron into the site. The Inland Wetlands Commission will be informed of the project. There was a brief discussion about drainage and the wetland in West Hartford.

MINUTES

February 25, 2019 Meeting Minutes

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

VOTED: To approve the minutes of the February 22, 2019 meeting.

The meeting adjourned at 8:28 p.m.

SJM