

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

March 25, 2019

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

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

Secretary Tucker reads the legal notice into the record.

**NEW BUSINESS**

National Sign – 5 Batterson Park Road

Robert Kuszpa presented the sign application on behalf of National Sign. The proposed Hartford HealthCare sign is proposed to be halo lit. This will be the only sign on the building and the landlord does not intend to allow signage for any other tenant. The zoning requirements are met for the size of the proposed sign. The Commission asked for clarification on the lighting detail sheet of the proposed sign. After a brief discussion the applicant was asked to submit the appropriate lighting detail sheet for the next meeting.

Carlos Landrau IV – 120 Town Farm Road

Accept application for special permit to raise ten hens at 120 Town Farm Road, R40 zone and schedule public hearing (recommend public hearing date of April 22, 2019).

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

VOTED: To accept the Carlos Landrau IV application for special permit to raise ten hens at 120 Town Farm Road, R40 zone and schedule the public hearing for April 22, 2019.

Carrier Excel Homes – 15 Walnut Street

Accept application for special permit to construct two single family homes greater than 2,200 sq. ft. at 15 Walnut Street, R9 zone and schedule public hearing (recommend public hearing date of April 22, 2019).

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

VOTED: To accept the Carrier Excel Homes application for special permit to construct two single family homes greater than 2,200 sq. ft. at 15 Walnut Street, R9 zone and schedule public hearing for April 22, 2019.

The Metro Realty Group Ltd.

Accept application for text amendment to the zoning regulations, Article II, Section 30 Medical Office / Research Floating Zone and schedule public hearing (recommend public hearing date of April 22, 2019). A copy of the proposed text amendment is on file in the Town Clerk's Office.

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

VOTED: To accept the Metro Realty Group Ltd. application for text amendment to the zoning regulations, Article II, Section 30 Medical Office / Research Floating Zone and schedule public hearing for April 22, 2019.

**PUBLIC HEARING**

H & H Refrigeration, Inc. – 1814 New Britain Avenue

Application for special permit for refrigeration/HVAC service business at 1814 New Britain Avenue, C1 zone. Robert Larkin of H & H Refrigeration explained the type of Commercial HVAC service business he owns and how the business will operate at this location. A narrative of the operation and the type of materials that will be kept in the building was submitted with the application. There will be no outdoor storage of material and freon will be stored inside the building. Mr. Larkin has been in business since 1954 and located previously up the street on New Britain Avenue for twenty years. The Commission asked for clarification on the materials used for the refrigeration business and whether or not large equipment will be located on site.

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

The public hearing was closed at 7:15 p.m.

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

VOTED: To approve the H & H Refrigeration, Inc. application for special permit for refrigeration/HVAC service business at 1814 New Britain Avenue, C1 zone as submitted and on file in the Planning Office.

Jack Kemper – 22 Main Street

Application for special permit for addition to house in excess of 3,200 sq. ft. at 22 Main Street. Mr. Kemper, Kemper Associates was present with the property owner. He provided a presentation on the existing home and the proposed addition to the rear of the house. The front of the house will remain the same. The addition is behind the house and will maintain a similar footprint; stating the existing carport will be converted into a garage and then they will build upward. The Commission asked clarifying questions on the area of the home; existing and proposed spaces and confirmation that the use of the space will remain a single-family use.

Roy Beebe, 17 Main Street, spoke in favor of the application.

The public hearing closed at 7:23 p.m.

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

VOTED: To approve the Jack Kemper application for special permit for addition to house in excess of 3,200 sq. ft. at 22 Main Street as submitted and on file in the Planning Office.

### **INFORMAL DISCUSSION**

#### **Epicure Plaza – 838-850 Farmington Avenue**

The new owners of the plaza would like to make some improvements to the site. Initial maintenance topics of discussion included tree removal; painting the rear of the building; waste receptacles; dumpsters/dumpster enclosure; addition of light pole bases and change to LED; guiderail along the north property line and boulders at the northeast corner of the site; repaving and recurbing the parking area; removal of extraneous HVAC units; future landscaping; and installing a walkway in place of the worn path to Naples. Façade improvements will also be a future discussion/presentation for consideration. The owners will be proceeding with the maintenance related work and will be returning to the Plan and Zoning Commission to discuss future site plan related work.

### **PLANNER'S REPORT**

#### **Tunxis Golf Driving Range**

The driving range would like to replace their existing sign panel. The size, location and lighting of the sign will not change. It was the consensus of the Commission that no further review was required.

### **MINUTES**

#### **March 11, 2019 Meeting Minutes**

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

VOTED: To approve the minutes of the March 11, 2019 meeting.

The meeting adjourned at 8:29 p.m.

*SJM*