

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

April 22, 2019

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

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

Acting Secretary Doeg read the legal notice into the record.

**NEW BUSINESS**

Sign Lite Inc. – 199 Scott Swamp Road

The applicant was not present for this sign application and the matter was tabled until later in the agenda. This matter was later tabled to the May 6, 2019 meeting.

Pomona Pete's – 55 Mill Street

Rob Price reviewed each sign proposed in his sign application. A site plan provided with the application shows the various sign locations; awnings on the north side of the building facing Mill Street, east side of the building over the entry door, freestanding sign along Mill Street. Mr. Price showed a window sign for the south entrance. The Commission asked about total area, lighting and the awnings. No lighting was proposed for the building signs.

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

VOTED: To approve the Pomona Pete's sign application for 55 Mill Street as submitted and on file in the Planning Office, with the following condition:

- East elevation signage as depicted with plain black awning below sign at side entrance.

Approval includes two awnings on north side of building with logo, awning on east side of building solid black with no graphics.

Kevin Sweet – 39 Lake Street

Accept application for special permit to raise six hens at 39 Lake Street, R9LG zone and schedule public hearing (recommend public hearing date of May 20, 2019).

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

VOTED: To accept the Kevin Sweet application for special permit to raise six hens at 39 Lake Street, R9LG zone and schedule a public hearing for May 20, 2019.

Collinsville Savings Society – 188 Main Street

Accept application for special permit and site plan approval to construct bank branch with associated site improvements at 188 Main Street, B1 zone and schedule public hearing (recommend public hearing date of May 20, 2019).

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

VOTED: To accept the Collinsville Savings Society application for special permit and site plan approval to construct bank branch with associated site improvements at 188 Main Street, B1 zone and schedule a public hearing for May 20, 2019).

**PUBLIC HEARING**

Carlos Landrau IV – 120 Town Farm Road

Application for special permit to raise ten hens at 120 Town Farm Road, R40 zone. Abby Landrau conducted the presentation regarding the request to raise ten hens. A 12' x 16' fenced area behind the existing barn around a 4' x 6' chicken coop is proposed. A low voltage electric fence will be used, if needed, to deter rodents. Chicken waste will be used in their gardens. The Commission asked clarifying questions.

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

The public hearing closed at 7:26 p.m.

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

VOTED: To approve the Carlos Landrau IV application for special permit to raise hens at 120 Town Farm Road, R40 zone as submitted and on file in the Planning Office with the following conditions:

1. This approval is limited to ten hens;
2. There shall be no roosters; and
3. The special permit shall be reviewed in one year and at that time the Commission will review any complaints concerning this use and can choose to revoke the special permit or make it permanent.

Carrier Excel Homes – 15 Walnut Street

Application for special permit to construct two single family homes greater than 2,200 sq. ft. at 15 Walnut Street, R9 zone. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the applicant. He introduced the property owner and discussed the free split of 15 Walnut Street. Carrier Excel Homes proposes a single-family home on each of the two parcels. Attorney Reeve oriented everyone to the location and provided a comparison of the adjacent homes; eight closest properties to 15 Walnut Street. The proposed living area is within two square feet of the average existing and the total area within five percent of the average existing home. Six of the eight adjacent homes would require special permits if constructed today. The lot size exceeds the minimum required for the zone. The Commission asked for confirmation regarding orientation

and total areas of the proposed homes. The applicant was asked to confirm they have no issue addressing all staff comments. The applicant confirmed.

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

The public hearing closed at 7:40 p.m.

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

VOTED: To approve 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 as submitted and on file in the Planning Office with the condition that the applicant address engineering comments dated April 17, 2019 to the satisfaction of staff.

### The Metro Realty Group, Ltd.

Application for text amendment to the zoning regulations, Article II, Section 30 Medical Office / Research Floating Zone. Attorney Christian Hoheb represented the applicant. Changes to the height and method for calculating impervious coverage. First proposed amendment states: *“Height of Buildings shall not exceed 44 feet, provided that 46 feet shall be allowed if the building includes a surgical center.”* The second proposed amendment states: *“Impervious Site Coverage shall not exceed 50 percent cumulatively for all lands rezoned to MORF within the area designated as Medical Office/Research Floating in the Town’s Plan of Conservation and Development, per this Section 30. The maximum impervious coverage per development site shall not exceed 65 percent.”* Geoff Sager, Metro Realty Group, described the lots that make up the parcel they plan to develop in the future. The building will be consistent with the architecture of their other buildings in the MOC zone. Kyle Richards, Metro Realty Group, talked about the general area of residential development and medical office buildings. He then reviewed the parcels that make up the MORF floating zone. Rebecca Augur, AICP, Milone & MacBroom, spoke to the study done leading up to the development of the MORF zone. Ms. Augur noted that the wetlands within the MORF area designated in the POCD provide a natural limitation to the impervious coverage of the overall area. Mr. Sager, Metro Realty Group, talked about the way coverage is calculated in the MOC zone and then the MORF floating zone. He also shared a chart of the current coverage calculations for the developed land within the MOC and the MORF. Mr. Richards commented on demand in the area. He also discussed building height noted that the proposed regulation change will allow for the construction of a building similar to that at 399 Farmington Ave. Mr. Sager offered closing remarks. The Commission asked about the potential effect on the adjacent residential neighborhoods. Mr. Richards responded he has met extensively with the neighborhood and the two most affected by this development would like to discuss screening options prior to site plan approval. The Commission also asked for clarification on the height change explanation. Charlie Nyberg, Schadler Selnau Associates, explained the need for additional height for surgery centers. There was a discussion regarding roof enclosures and mechanical units. The Commission commented on screening and buffers for residential neighbors and coverage concern.

Brian Connolly, Chair of Economic Development Commission, read the letter of support into the record for this text amendment.

The public hearing closed at 8:38 p.m.

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

VOTED: To approve the Metro Realty Group, Ltd. application for text amendment to the zoning regulations, Article II, Section 30. Medical Office/Research Floating Zone as submitted and on file in the Planning Office.

### **PLANNER'S REPORT**

#### **Miss Porter's School, Inc. – 36 Main Street**

36 Main Street has been a Miss Porter's School property since 1952 and was used for faculty and guest housing, changed to office use at some point, and now they would like to change to a dorm for students. The building would be brought to code for dormitory use. The records will be noted regarding the use change.

### **MINUTES**

#### **April 8, 2019 Meeting Minutes**

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

VOTED: To approve the minutes of the April 8, 2019 meeting.

The meeting adjourned at 8:59 p.m.

*SJM*