

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

September 9, 2019

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

**PLEDGE OF ALLEGIANCE** (led by Acting Chair Doeg)

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

VOTED: To appoint Commission Doeg Chair pro tem for the September 9, 2019 meeting.

Acting Secretary Pogson read the legal notice into the record for the public hearing matters.

Acting Chair Doeg announced that the Old Mill Commons public hearing would not be heard tonight and will be continued to the September 23, 2019 meeting per the request of the applicant.

**NEW BUSINESS**

Agnoli Sign Company – 838-850 Farmington Avenue

Sign application to replace the existing monument sign at the Epicure Center. Christina Moreau, Agnoli Sign Company, presented a revised 71" x 86" monument sign in response to comments from the last meeting; the proposed brick base is 17" x 80" wide and the overall tenant panel area proposed is 45 3/8" x 80". The plaza name above the tenant panel area originally proposed has been removed, only the street number appears on the header. Sign materials are the same as previously proposed; painted aluminum components on a brick base. A photo rendering of the proposed sign was provided showing the sign located on the east side of the entrance drive fifteen feet behind the sidewalk. No lighting is proposed at this time. The applicant will need to come back for approval if they determine lighting is needed.

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

VOTED: To approve the Agnoli Sign Company sign application for 838-850 Farmington Avenue as presented and on file in the Planning Office with the following conditions (Pogson/Donald):

1. The existing monument sign shall be removed within thirty days of the installation of the new monument sign;
2. Lighting of the monument sign shall be reviewed and approved by the Town Planner.

Global Companies, LLC - 6 Colt Highway

Sign application for property located at 6 Colt Highway. Carolyn Parker, represented Global Companies, stating the Mobil station at 6 Colt Highway would like to install one Wave sign, three Blade signs, four Koala signs and eight Number Wedges at the fuel dispensing area. The

signage is for their new “Synergy” fuel. No illumination is proposed. The Commission asked questions for clarification and commented on the temporary signs along the front of the property. Ms. Parker suggested the removal of the temporary signs could be a condition of approval.

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

VOTED: To approve the Global Companies, LLC sign application for property located at 6 Colt Highway as presented and on file in the Planning Office with the following conditions (Pogson/Donald):

1. The temporary signs shall be removed when the new signs are installed; and
2. There shall be no lighting of the approved signs.

#### Murray Kaizer Inc. – 24 Spring Lane

Sign application for property located at 24 Spring Lane. Jerry Kaizer presented the proposed 22” x 58” aluminum panel building sign directing clients to their entrance. No illumination is proposed. The Commissioners asked general clarifying questions and did not express concern with the proposed sign.

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

VOTED: To approve the Murray Kaizer Inc. sign application for property located at 24 Spring Lane as presented and on file in the Planning Office.

#### Comp-U-Signs – 111 Hyde Road

Sign application for property located at 111 Hyde Road. Lorrie Zavarella, Comp-U-Signs, presented the proposed raised graphic sign for the TRUMPF Training Center. The individual letters are 7” tall and will be set up with an overall width of 90” on the brick wall next to the main entrance. No illumination is proposed. The exact placement on the wall has not been determined. Ms. Zavarella stated the proposed building sign will replace the existing sign.

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

VOTED: To approve the Comp-U-Signs sign application for property located at 111 Hyde Road as presented and on file in the Planning Office.

#### Integrity Mfg. LLC – 1451 New Britain Avenue

Sign application for property located at 1451 New Britain Avenue. Jim Gadoury, Integrity Mfg. LLC, stated he has been at this location for twenty years and would like to install a free-standing sign. Drivers looking to make deliveries to their location seem to have a hard time finding them since they are located behind the building. The proposed PVC sign panel is 2’ x 5’ and will be installed between two 4” x 4” x 8’ pressure treated posts with vinyl sleeves and post caps. Graphics will be placed on both sides of the sign and will direct people to their rear entrance. The sign will be placed next to the east side of the western driveway at 1451 New Britain Avenue.

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

VOTED: To approve the Integrity Mfg. LLC sign application for property located at 1451 New Britain Avenue as submitted and on file in the Planning Office.

Tom Kurczewski – 240 Main Street

Commissioner Donald recused herself from this matter.

Request to modify sign approval for 240 Main Street. Mr. Kurczewski stated he proposed a sign before he had tenants. Now that he has tenants occupying the building, they are requesting to use their colors/logos on their signs. The Commission commented the lower sign panel is not as wide at the top two sign panels and does not look appropriate. They suggested expanding the green panel the full width to each post so the panels are symmetric. Mr. Kurczewski said he will check with his tenant and come back to the Commission September 23, 2019. The matter was tabled.

Mark Zommer – Westwoods Golf Course

Site plan application to install shed/beverage service at Westwoods Golf Course. Mr. Zommer was not present. Town Planner DeVoe stated the Inland Wetlands Commission approved the installation of this structure September 4, 2019 and then proceeded to provide an overview of the proposal. The Commission tabled the matter until the September 23, 2019 meeting so that Mr. Zommer can be present.

Westerleigh – 300 Plainville Avenue

Site plan application for expansion of parking lot located at 300 Plainville Avenue. Marcus Puttock, Godfrey Hoffman Hodge, presented the site plan to add fifteen parking spaces and a dumpster pad to the rear of the facility. The driveway width in this area will be slightly expanded as well. Mr. Puttock provided details on the stormwater system proposed and reviewed the stormwater management report dated July 22, 2019. Site coverage is increasing from 21% to 24%. No lighting is proposed at this time for the expanded parking area. Regarding a note on the site plan for a shed location, the shed currently exists on site and will be relocated to the area noted. In response to concern with the proposed dumpster location, the applicant stated the dumpsters are currently in the general vicinity and there have been no complaints from adjacent property owners. The applicant has no issue addressing staff comments as a condition of approval. When asked why they were adding parking spaces the applicant commented some of the older residents now have medical aids and this parking area will address that demand.

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To approve the Farmington Ecumenical Elderly Housing Corporation/Westerleigh site plan application to add twenty-three parking spaces to the existing facility located at 300 Plainville Avenue as presented and on file in the Planning Office with the condition that the applicant address the Engineering Division comments dated September 5, 2019 to the satisfaction of staff.

Morin Tree Service LLC – 55 Depot Place

Accept application for special permit and site plan approval for warehouse facility for the storage and maintenance of equipment and materials related to tree service company at 55 Depot Place and schedule public hearing (recommend hearing date of October 7, 2019).

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

VOTED: To accept the Morin Tree Service LLC application for special permit and site plan approval for warehouse facility for the storage and maintenance of equipment and materials related to tree service company at 55 Depot Place and schedule public hearing for October 7, 2019.

Kathleen Jannuzzi – 1019 Farmington Avenue

Sign application for property located at 1019 Farmington Avenue. Chelsea O'Donnell presented the proposed signs that will replace the existing Surry Liquor signs. Sign No. 2 on the proof submitted is a cut triangle 92" wide x 21.5" tall on 3mm Dibond/Max Metal digitally printed vinyl with 3 mil UV gloss, Sign No. 4 is a sign panel 32" x 64" for the existing two-sided monument sign. The panels will be made of the same material as the triangle sign. Sign No. 5 proposed is an "Open" flag that includes store name. An "Open" flag is allowed per the Zoning Regulations but without the store name. Ms. O'Donnell said they will remove the name from the flag. Signs 1 and 3 are not regulated by the Zoning Regulations and are exempt. No illumination for the new signs is proposed. Town Planner DeVoe reviewed the signs proposed in comparison to the existing sign sizes. The proposal complies with the Zoning Regulations.

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To approve the Kathleen Jannuzzi sign application for property located at 1019 Farmington Avenue as on file in the Planning Office with the condition that "Trunk Show" be removed from the Open flag.

**PUBLIC HEARING**

Patrick Matava – 162 Red Oak Hill Road

Application for special permit to construct accessory structure at 162 Red Oak Hill Road, R20 zone. Mr. Matava would like to construct a 28' x 32' detached garage. The garage will be parallel with the house and located to the rear of his property approximately 24 feet from the side and rear property lines. The covered porch on the garage will face south with the garage doors located on the west side of the garage. Mr. Matava stated the garage will be sided to match the house. When asked if the notice requirements were met Mr. Matava responded yes. Mr. Matava was asked about the height and the use of the garage. He responded the height will not exceed the 15-foot height limit. The use of the proposed garage is to house two vehicles, store lawn equipment and provide space for some general storage. Mr. Matava was asked if water or electricity will be extended to the garage. He responded natural gas and electricity will be extended to the garage. Natural gas is to heat the garage. Mr. Matava was asked to confirm that

no significant maintenance will be conducted in the garage. He confirmed for the record. No driveway lights are proposed for the extended driveway, but he may install one light over the garage doors and under the porch roof. When asked why he was proposing a detached garage to the rear of his property Mr. Matava stated he does not have enough room to add onto his existing garage without encroaching on his side yard setback.

There were no public comments in favor or in opposition to the application.

The public hearing was closed at 7:55 p.m.

Upon a motion made and seconded (Pogson/O'Brien) it was unanimously

VOTED: To approve the Patrick Matava application for special permit to construct a 28' x 32' accessory structure at 162 Red Oak Hill Road, R20 zone as presented and on file in the Planning Office with the condition (Pogson/St. James) that no business activity be conducted on site.

Veetek Witkowski – 504 Main Street

Application for special permit for retail use at 504 Main Street, C1 zone. Mr. Witkowski is applying for an ATF firearms license for gunsmithing and he needs to obtain approval from the Town as part of the application process. He is seeking approval for a special permit retail use for laser engraving of items such as trophies, gifts, jewelry, aerospace, defense and medical parts/components; retail sale of the same and a small amount of ammunition. He is a graphic artist and also designs promotional marketing items. Mr. Witkowski anticipates his hours of operation to be Monday through Friday 9a.m. to 5 p.m. and Saturday 9a.m. to 12p.m. The business will be run by Mr. Witkowski and his wife. His space in the building will have a security system including sensors and cameras. Any regulated parts, components and merchandise will be kept in a safe bolted to the floor and tied to the security system. The Commissioners asked clarifying questions regarding the details of the business, including the space his business will occupy in the building. Abdul Majid, Owner, stated the uses currently in the building, and what occupied the space that is the subject of this application. Mr. Witkowski anticipates mostly mail-order business and little foot traffic. Delivery of items will be done by USPS/UPS size delivery vehicles. The applicant was asked if he was aware of a letter from the Quigley's at 486 Main Street. Mr. Witkowski responded he met with them and the building owner about the details of his application. Acting Chair Doeg read the September 9, 2019 letter from Allen and Deborah Quigley into the record. The letter confirms they met with the applicant about his application for clarification of his operation and hours of operation. Other concerns noted in the letter were the use of tractor trailers and the need for repair of a damaged fence.

Allen Quigley, 486 Main Street, spoke to his letter dated September 9, 2019.

Town Planner DeVoe commented the Commission can condition this applicant only regarding no use of tractor trailer delivery means if the Commission deems appropriate. The concerns regarding a fence along the property line is a separate issue that the Planning Office will investigate and address if needed. Mr. Majid commented for the record that he repairs his fence as needed.

The public hearing was closed at 8:30 p.m.

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

VOTED: 5 in favor to 1 opposed (O'Brien) to approve the Veetek Witkowski application for special permit for retail use at 504 Main Street, C1 zone as submitted and on file in the Planning Office with the following conditions:

1. The hours of operation are limited to 9a.m. to 5 p.m. Monday through Friday and 9a.m. to 12p.m. Saturday;
2. There shall be no tractor trailer deliveries associated with the business; only smaller USPS, UPS sized vehicles are permitted.

For clarification regarding ATF licensing purposes the Commission approves Veetek Witkowski's business request to perform laser engraving of firearms/firearm components. (Pogson/Donald)

599 Farmington Avenue LLC – 599, 8244, 8245 Farmington Avenue

Application for change of zone from R20 to MOC and site plan approval for expansion of parking lot at 599 and Lots 8244 and 8245 Farmington Avenue. Tom Daly, P.E., Milone & MacBroom, presented the site plan to clarify the area they are seeking a change of zone from R20 to MOC zone. Essentially this is the area of the former commuter parking lot. This area is now part of the medical office campus and will be used for expanded parking. Mr. Daly described the parking area and access as it relates to the 599 Farmington Avenue building. Planting along the Route 84 connector and Route 4 will be located on State property. They will be over-excavating tree pits and planting trees in them. Regarding parking lot lighting, a photometric plan was submitted showing the shoebox green campus wide lights and has been reviewed by staff. When asked about the vegetation along the connector, Geoff Sager, Metro Realty Group, responded they will be working with the State to clean up and maintain the area. There was some discussion on the use of the expanded parking area and access to the main entrance to the building. The main entrance is on the opposite side of the building, but a sidewalk will connect the parking area and lead to the main entrance. Low light bollards will light the walkway. Employees will be encouraged to park in the expanded parking area. The Commission asked if the commuter lot will be moved to another area; Ben Tripp, Metro Realty Group, commented the State is considering an existing staging area on Route 6 for a commuter lot. It would provide approximately 50-60 parking spaces.

Joanne Lawson, 9 Prattling Pond Road, asked clarifying questions regarding access to the site and the expanded parking area.

The public hearing closed at 8:52 p.m.

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To approve the 599 Farmington Avenue LLC application for change of zone from R20 to MOC for 599, Lots 8244 and 8245 Farmington Avenue as submitted and on file in the Planning Office.

The proposed change of zone is in keeping with the Plan of Conservation and Development

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

VOTED: To approve the 599 Farmington Avenue LLC application for site plan for the expansion of the parking lot at 599, Lots 8244 and 8245 Farmington Avenue as presented and on file in the Planning Office.

Engineering Division comments were addressed by the applicant to the satisfaction of staff prior to this meeting.

#### Old Mill Commons, LLC – 19 Perry Street

Application for re-approval of special permit approved November 9, 2015 and November 15, 2017 for development of 268 multifamily dwellings at 19 Perry Street, UC zone. The applicant has asked that this matter be continued to the September 23, 2019 meeting.

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To continue the Old Mill Commons, LLC application for re-approval of special permit approved November 9, 2015 and November 15, 2017 for development of 268 multifamily dwellings at 19 Perry Street, UC zone to the September 23, 2019 meeting.

### **PLANNER'S REPORT**

#### Stop & Shop – 1799 Farmington Avenue

New grocery pick-up signs proposed for use in the parking lot at Stop & Shop were reviewed with the Commission. The signs direct customers using the on-line grocery service where to park while they wait for their order. The Commissioners did not express concern with the proposal. No further approval is required.

#### Pequabuck River Watershed

A registration form for the 2019 Best Management Practices Tour of the Pequabuck River Watershed was given to the Commissioners present for their consideration.

### **MINUTES**

#### July 29, 2019 Meeting Minutes

Upon a motion made and seconded (Pogson/St. James) it was

VOTED: 5 in favor, 1 abstention (Doeg) to approve the July 29, 2019 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 9:28 p.m.

*SJM*