

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

November 13, 2019

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

PLEDGE OF ALLEGIANCE (led by Commissioner Donald)

Secretary Doeg read the legal notice into the record.

Chair Brenneman explained the process of the meeting.

NEW BUSINESS

Anthony Camilleri – 1274 Farmington Avenue

Sign application to replace sign at 1274 Farmington Avenue. Mr. Camilleri presented the proposed new sign for restaurant Toro Loco. He proposes a three by six-foot wood sign with carved/burned lettering. In addition, they would like to keep the same size sign board by the entrance for menus etc. This application complies with the requirements of the sign regulations.

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

VOTED: To approve the Anthony Camilleri sign application for property located at 1274 Farmington Avenue as presented and on file in the Planning Office.

National Sign Corp. – 5 Batterson Park Road

Robert Kuszpa presented the proposed four by five-foot eleven-inch monument sign for tenants at 5 Batterson Park Road. No illumination is proposed, and the new sign will be installed on an existing base. The proposed sign complies with the requirements of the sign regulations.

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

VOTED: To approve the National Sign Corp. sign application for property located at 5 Batterson Park Road as presented and on file in the Planning Office.

2020 Meeting Schedule

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

VOTED: To adopt the 2020 meeting schedule as submitted.

ADRC

David Quisenberry - Reappointment

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

VOTED: To re-appoint David Quisenberry to the Architectural Design Review Committee for a term of three years.

Dian Barnes - Resignation

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

VOTED: To accept the resignation of Dian Barnes.

PUBLIC HEARING

Morin Tree Services LLC – 55 Depot Place

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, C1 zone. *Continued from October 21, 2019.*

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

VOTED: To continue this matter to the December 9, 2019 meeting.

Architectural Building Services – 8601 & 8602 Palazzo Drive

Two-lot re-subdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue). *Continued from October 21, 2019.*

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

VOTED: To continue this matter to the December 9, 2019 meeting.

Town Plan & Zoning Commission

Amendment to the zoning regulations to add Article II, Section 32 Midpoint Development District, amend Article IV, Section 5.A.3. Sale of Alcoholic Beverages and Article I, Section 9. Definitions. Town Planner DeVoe presented the proposed text amendment for the Midpoint Development District. This amendment is tied to three specific sections of the Plan of Conservation and Development (POCD); Midpoint Development District Sections 9.1, 9.2 and 9.3. This amendment is not a zone change for these parcels. Town Planner DeVoe reviewed the existing zoning designations and uses which he noted can be more intensive. The amendment provides trail realignment potential; redevelopment of a vacant/deteriorating industrial building and more control over the future development of this area. Letters of support were received for the record from Central Connecticut Chambers of Commerce dated November 13, 2019; Farmington Economic Development Commission dated November 13, 2019; Jeffrey Scott dated October 29, 2019; Farmington River Watershed Association, Inc. dated November 13, 2019. The Commission asked for and received clarification regarding development of trails, requirement to keep small town feel, traffic, and building height. The current C1 zone allows building height up to 40 feet and the proposed regulation building height limit is 42 feet. Full text amendment is on file in the Town Clerk's Office and Planning Office.

Jay Bombara, 13 Mountain Road, thanked the Commission and Town Planner for openness through this process. Mr. Bombara asked for clarification on whether or not a site plan is required up front if an application is submitted to apply this Midpoint Development District. Town Planner DeVoe responded an application to change the zone would include a concept development plan. If the zone change and concept plan were approved then a site plan would be

submitted to the Commission for consideration. Mr. Bombara expressed concern regarding the aesthetics of a three-story building and potential density of development.

Evan Cowles, 148 Main Street, expressed concern with potential building height and development density.

Brian Connolly, Chair of the Economic Development Commission, read the November 13, 2019 letter of support into the record.

Commissioners asked for clarification regarding purview and the legislative versus administrative powers of the Commission.

The public hearing closed at 8:23 p.m.

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

VOTED: 4 in favor to 2 opposed (St. James, Pogson) to approve the Town Plan & Zoning Commission amendment to the zoning regulations to add Article II, Section 32 Midpoint Development District, amend Article IV, Section 5.A.3. Sale of Alcoholic Beverages and Article I, Section 9. Definitions.

Commissioners voting favor of the text amendment felt it gives the Commission much more discretion over development of the Midpoint Development District as opposed to the existing zoning designations and potential development.

Commissioners voting in opposition to the text amendment voiced concerns that 3 stories was too high and that it would have an adverse effect on the wild and scenic designation of the Farmington River.

PLANNER'S REPORT

5 Corners Bistro – 354 Colt Highway

Rooftop unit screening material was presented for the Commission to consider. The material is the same material used at the new Wood-n-Tap at 1593 Farmington Avenue. Colors presented were white, black and gray. The Commission came to consensus that this material was also appropriate for 354 Colt Highway and asked that the gray shade be used in the construction of the screening.

MINUTES

October 21, 2019 Meeting Minutes

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

VOTED: To approve the October 21, 2019 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 8:47 p.m.

SJM