

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

April 13, 2020

Present for the online web conference was Chair Brenneman, Commissioners Carrier, Grabulis, Pogson, St. James, Schwartz and Alternate Commissioners Halstead, J. Vibert and K. Vibert. The Town Planner, Development Specialist and Clerk were also present. The meeting was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE (led by Chair)

Secretary St. James read the legal notice into the record.

NEW BUSINESS

Palazzo Drive Subdivision

Robert Palazzo has requested a request dated March 17, 2020 for extension of time to file the final documents associated with the subdivision approval granted by the Commission.

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

VOTED: To approve Robert Palazzo March 17, 2020 request for ninety (90) day extension of time to file the Palazzo subdivision mylars and final documents.

Educational Playcare, Ltd. - 360 Colt Highway

Harry Freeman presented a sign application for Educational Playcare. The Ophthalmologist located in the second building on site is moving the business out and Mr. Freeman plans to occupy the space. Since they will be the only business on site he would like to replace the existing freestanding sign. The new panel will be located in the same location and size. Existing external illumination will not change. Commissioners asked for clarification on the type of existing external illumination and details of the sign face.

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

VOTED: To approve the Educational Playcare, Ltd. sign application as presented and on file in the Planning Office.

Bridgehampton Subdivision

Accept application for reapproval of the Bridgehampton subdivision off River Road and schedule public hearing (recommend public hearing date of May 11, 2020).

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

VOTED: To accept the WDII LLC application for reapproval of the Bridgehampton subdivision off River Road and schedule a public hearing for May 11, 2020.

New Horizons Village – 37 Bliss Memorial Road

Accept application for reapproval of modification of special permit and site plan approval for construction of a 22-unit congregate housing building at 37 Bliss Memorial Road, R30 zone and schedule public hearing (recommend hearing date of May 11, 2020).

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

VOTD: To accept the New Horizons Village application for reapproval of modification of special permit and site plan approval for construction of a 22-unit congregate housing building at 37 Bliss Memorial Road, R30 zone and schedule public hearing for May 11, 2020.

Michael Kwas – 124 Mountain Road

Accept application for Special Permit for Amateur radio tower in excess of 45ft and less than 65 ft and application for residential helipad at 124 Mountain Road and schedule public hearing (recommend hearing date of May 11, 2020).

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

VOTED: To accept the Michael Kwas application for special permit for amateur radion tower in excess of 45 ft. and less than 65 ft. and application for residential helipad at 124 Mountain Road, R80 zone and schedule public hearing for May 11, 2020

Truffles

The owner of Truffles, Gil Walton, would like permission to operate their food truck at agreed upon/approved by homeowner's associations and/or businesses locations throughout Town. General discussion for clarification on the zoning regulations. The Town Planner provided the regulation information and stated this request is temporary; for use during this pandemic. Commissioners asked for clarification on how locations would be determined; if the restaurant will be closed; if the food truck would be used only to delivery preordered food; expressed concern that a time limit of some sort would need to be put in place. Some Commissioners further commented this service would be well served for the community; other accommodations for businesses in general are being made in the state; and a suggestion that the use expire when in house restaurant dining is permitted again or a specific period of time to see how it works out with an option to request an extension of time.

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

VOTED: 5 in favor to 1 opposed (St. James) to approve the Truffles request to operate food truck for sixty (60) days with the understanding that if the executive order restricting in house dining at restaurants is lifted prior to the end of the sixty (60) day period this approval expires. If the executive order is still in effect, the applicant may seek an extension of time to operate the food truck.

PUBLIC HEARING

Carrier Holdings, LLC – 7 Coppermine Road

Commissioner Carrier recuses himself from this matter. Alternate Commissioner J. Vibert was appointed to vote on behalf of Commissioner Carrier.

Application for 4-lot re-subdivision of 7 Coppermine Road, R30 zone. Bryan Panico, Harry E. Cole & Son, presented the proposed plan to subdivide 7 Coppermine Road into four parcels stating they meet the R30 lot frontage and area requirements of the zoning regulations. A private road off Coppermine Road will provide access and frontage for the four lots, leaving one curb cut on Coppermine Road. Mr. Panico reviewed the site layout and drainage details, including the proposed conservation easement area. He commented the stormwater management plan meets the Town's requirements. Commissioners asked if sidewalks are proposed. Mr. Panico responded no; they are not proposing sidewalks on the private road. Tree clearing will be done to grade the lots. There was some discussion regarding screening in general around the perimeter and the proximity to the trail system; suggesting additional screening be installed and adjustments to the proposed conservation easement area. There was discussion for clarification about ledge comments received from an abutter. Mr. Panico responded public water will be extended to the new homes and that they have done test pits in the center of the proposed road which is fracturable ledge. Comment from a Commissioner were the possibility of less homes, installation of a fountain and more screening/buffer on the east and west side of the development. They are not requesting a waiver on the private road width and will submit updated plans to correct the road width. The applicant agrees to hold the public hearing open until updated plans are submitted for staff review.

Rusty Malik, 15 Coppermine Road, expressed concern with opening a heavily wooded site; suggested three homes would be better than four; and expressed concern with ledge and whether blasting would be necessary.

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

VOTED: To continue the Carrier Holdings, LLC matter to the April 20, 2020 meeting.

Tracy Smith – 61 Birdseye Road

Application for special permit for expansion of home in excess of 2,400 sq. ft. at 61 Birdseye Road, R20 zone. Mrs. Smith stated they would like to extend the second story of their home to include the space above the garage. She also pointed out that the plans submitted include a sunroom, but they are no longer planning to construct the sunroom. No concerns were expressed by the Commission with this proposed addition.

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

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

VOTED: To approve the Tracy Smith application for special permit for expansion of home in excess of 2,400 sq. Ft. At 61 Birdseye Road, R20 zone as presented and on file in the Planning Office.

Educational Playcare, Ltd. - 360 Colt Highway

Application for special permit for expansion of special permit (daycare use) at 360 Colt Highway, B1 zone. Harry Freeman, Educational Playcare, would like to expand the business into the first floor of building two, which has approximately 2,500 sq. ft. of usable space. This space will be used for five classrooms and create thirty-eight daycare spots. The second floor of the building will continue to be used for offices. He explained the playgrounds will stay relatively the same. The Commission asked for clarification on parking. Mr. Freeman responded the number of spaces used for the doctor's office will be now used for the daycare use. He does not expect an issue.

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

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

VOTED: To approve the Educational Playcare, Ltd. Application for special permit for expansion of special permit (daycare use) at 360 Colt Highway, B1 zone as presented and on file in the Planning Office.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

03-23-20

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

VOTED: To approve the March 23, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:29 p.m.

SJM