

TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION

April 20, 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 and Clerk were also present. The meeting was called to order at 7:02 p.m.

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

**NEW BUSINESS**

Town of Farmington – 14 Westwoods Drive

Site plan application to replace and expand deck at 14 Westwoods Drive. Town Planner DeVoe presented the proposal and provided the site plan for clarification of the deck expansion behind the clubhouse.

Upon a motion made and seconded (Schwartz/Carrier) it was unanimously

VOTED: To approve the Town of Farmington site plan application to replace and expand the deck behind the clubhouse at 14 Westwoods Drive.

Farmington High School Building Committee

Ryszard Szczypek and Michael Scott, TSKP, provided an informal presentation of the conceptual plan to construct a new high school and other site changes and improvements. The purpose of the presentation was to hear comments and concerns the Commission may have so that as they move closer to a formal application they can be addressed. The proposal presented displayed a new high school east of the existing school; razing most of the existing school and reconfiguration of associated parking, drive aisles and emergency driveway/access. Comments from the Commission included appreciation that the new building is not very visible from the adjacent residences; concern with the new tennis court location; lighting and noise from activities; conflict with students on campus and the proposed delivery location; use of blinds for eastern facing windows; if an emergency exit considered on west side of lot; security of the building; if solar has been considered; if the parking spaces will increase. The Commission asked about neighborhood attendance at the neighborhood engagement meetings. Meg Guerrero, Chair of the Committee responded the meetings have been well attended.

**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, reviewed his previous presentation. The private road width has been corrected on the site plan and submitted to staff. He has addressed engineering comments and concerns.

Mr. Panico presented modifications made to the site plan to address previous concerns and comments of the April 13, 2020 meeting. Improvements to the conservation easement areas; extended along Lot 1 on the western property line. The developer's intent is not to clear up the conservation easement areas. Regarding the request from the daughter of the owner of 8 Coppermine Road to install a fence to keep lights from vehicles from shining in the house; offsite improvements cannot be made a condition of approval. There was a brief discussion that followed. Since the last meeting the request to install a fountain was reviewed by Town staff and it was determined that a fountain could not be installed. Mr. Panico provided details on the function and operation of the detention basin for clarification.

Joanna Wisniewski spoke on behalf of her parents at 8 Coppermine Road who submitted a letter dated April 15, 2020. They would like a privacy fence given the proximity of the location of the private road. They are also concerned with the number of new houses and the character of the neighborhood.

Richard Koszyca, 11 Coppermine Road, submitted a letter dated April 4, 2020 expressing concern with the density of the development, insufficient treed buffer, ledge and impacts to the environment.

The Commission asked for clarification that no sidewalks are proposed as part of this application. Some comments about the number of lots proposed and the acknowledgement that the lots as proposed comply with the requirements of the zoning regulations.

The public hearing closed at 9:10 p.m.

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

VOTED: 5 in favor, 1 abstention (Pogson) to approve the Carrier Holdings, LLC application for 4-lot re-subdivision of 7 Coppermine Road, R30 zone with the condition that the applicant address the Engineering memorandum dated April 8, 2020 to the satisfaction of staff (Pogson/Schwartz).

### **PLANNER'S REPORT**

No Planner's Report.

### **MINUTES**

#### Meeting Minutes

04-13-20

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

VOTED: To approve the April 13, 2020 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 9:29 p.m.

*SJM*