

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

July 13, 2015

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Jarvis and Matava and Alternate Commissioners Bagdigian and Gurski and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:00 p.m. Town Council Liaison Peter Mastrobattista was also present.

Secretary Doeg read the legal notice into the record.

Chairman Dunn explained the process of the meeting.

PUBLIC HEARINGS

Edward E. Fishman – 1432 Farmington Avenue

Change of zone from R20 to B1, special permit and site plan approval for medical office use for property located at 1432 Farmington Avenue. Continued from June 22, 2015. The applicant has requested the hearing be continued to the July 27, 2015 meeting.

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

VOTED: To continue the hearing to July 27, 2015.

CPD Parent Properties LLC – 1593 Southeast Road

Special permit and site plan approval to convert gas station to retail store at 1593 Southeast Road, B1 zone. Attorney Noble Allen represented the applicant and introduced the project. Mark Grocki, VHB, Inc., presented the proposal to convert the existing gas station to a Sleep Number store. The Newington Town line bisects the .45 acre parcel and the majority of the construction and parking is located in Newington. They have had a hearing for change of zone and are scheduled for a hearing for site plan approval next week. The existing site is zoned B1, has two curb cuts, fuel pumping stations, underground storage tanks and a building. The structures will be demolished, the storage tanks will be removed and one curb will be eliminated. A median on Southeast Road allows only right turn in and right turn out of the site. The overall site coverage will be reduced by approximately 1,000 sq. ft. Mr. Grocki reviewed the proposed landscape plan for the site and a traffic memo that was included with the application. It is expected that traffic into/out of this site will be reduced due to the change from the existing use to the proposed retail use. Mr. Grocki presented the storm drainage plan. The site plan shows the location of a monument sign but details of the sign along with a building sign will be submitted as a separate application. Commissioners asked about lighting, hours of operation and for confirmation that a plan is in place if contamination is found when the underground storage containers are removed. Commissioners commented the proposed development appears to be an overall improvement to the site. Mr. Grocki clarified site lighting and hours of operation as consistent with other retail stores in the area and they do have a plan if contamination is found.

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

The public hearing closed at 7:18 p.m.

Commissioner Doeg moves and Commission Matava seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit for conversion of a property from gas station to retail store at 1593 Southeast Road; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3 (c); and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission approves the special permit with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations and representations made by the applicant;
- The applicant shall comply with the memorandum from the Engineering department dated June 18th, 2015; and
- The applicant will return to the Commission for approval of signs.

The motion passed unanimously.

Ed Queirolo – 41 Ely Road

Special permit to construct accessory structure (pool house) in excess of 700 sq. ft. at 41 Ely Road, R80 zone. Mr. Queirolo presented the proposed 864 sq. ft. pool house. Approximately 130 sq. ft. is storage and changing room. The remainder of the structure is proposed pavilion space. The Farmington Valley Health District has approved the connection of the pool house bathroom to the existing septic system.

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

The hearing closed at 7:20 p.m.

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

VOTED: To approve the application for special permit to construct accessory structure (pool house) in excess of 700 sq. ft. at 41 Ely Road as per plan presented.

NEW BUSINESS

Farmington Public Schools – 10 Monteith Drive

Request to light the football field four additional nights for Girls Varsity Field Hockey games. This matter was tabled and will be presented as a public hearing matter on July 27, 2015.

Leggett Insurance Agency – 1053 Farmington Avenue

Sign application for property located at 1053 Farmington Avenue. Town Planner Warner noted the applicant has not responded to requests for the owner's authorization of this application and recommends denying the application without prejudice.

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

VOTED: 0 in favor to 6 opposed to approve the sign application for property located at 1053 Farmington Avenue.

499 Farmington Avenue LLC – 499 Farmington Avenue

Site plan modification to remove trees to provide visibility of building sign. Attorney Christian Hoheb represented the applicant and explained they are seeking approval to remove ten trees along Farmington Avenue so that the proposed building tenant sign, Orthopedic Associates of Hartford, will be visible from the road. The proposed sign is not illuminated and they would be willing to work with the Commission if they feel landscaping should be added once the trees are removed. The Commissioners asked for more information on the proposed sign. Attorney Hoheb responded the proposed sign is individual non-illuminated aluminum letters. He also asked if the Commission would permit another tenant sign, Consulting Ophthalmologists, PC on the west side of the building. After a brief discussion it was the consensus of the membership that they had no issue with the additional tenant sign as long as it was consistent with the Orthopedic Associates sign.

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

VOTED: To approve the site plan modification to remove ten trees at 499 Farmington Avenue as per plan presented and to approve a building sign for Orthopedic Associates of Hartford and Consulting Ophthalmologists, PC as per plan presented.

Amped Fitness – 55 Mill Street

Doug George, Amped Fitness, stated he is looking to occupy the space formerly occupied by a dance studio. He described his business as a personal training facility that operates from 6 a.m. to 9:30 a.m. and from 4 p.m. to 6 p.m. Town Planner Warner reviewed the shared parking that was previously approved by the Commission based on the interpretation that the dance studio was considered a personal service shop. Mr. George said their group sessions will have up to 15 people and last for 30 minutes. Town Planner Warner stated he is comfortable with the proposed use as the hours of operation should work well with other uses at the site. Commissioners asked for more information about class size, if the classes overlap and if they would occupy the entire space formerly used by the dance studio. Brian Lyman stated the dance studio occupied 2,900 sq. ft. and the fitness center will occupy 1,600 sq. ft. leaving 1,300 sq. ft. available for another tenant. Mr. George responded there is a 35 minute gap between sessions to avoid overlap. Additional questions from the Commission were whether or not the fitness center will provide showers, if they are open on weekends, how many employees, and if they have other facilities in the State. Mr. George responded they do not have showers, are open on Saturdays for a half day and each group class is run by one coach. Mr. George added they are also located in East

Granby and Bloomfield and are in the process of opening a couple other locations. There was some additional discussion about adding classes and whether any activities take place outside. Mr. George responded neither are part of his business model. The Commission strongly encouraged they not permit outdoor activity related to the fitness center.

Upon a motion made and seconded (Brenneman/Fraprie) it was

VOTED: 5 in favor to 1 opposed (Jarvis) to interpret the proposed business, Amped Fitness, as a personal service shop at 55 Mill Street by the business model presented.

PLANNER'S REPORT

Aquifer Map Update

Town Planner Warner reviewed an update to the Aquifer Protection Area Level A Mapping and commented the State requires this area be shown on the Zoning Map.

Text Amendments

Town Planner Warner reviewed draft text amendments and comments from the Town Attorney. The amendments regarding prohibited uses and portions of the sign regulations. These amendments will be scheduled for a public hearing.

MINUTES

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

VOTED: To approve the minutes of the June 22, 2015 meeting.

The meeting adjourned at 8:15 p.m.

SJM