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TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

October 14, 2015

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Jarvis, Matava and Alternate Commissioners Bagdigian (at 7:47p.m.), Gurski and Houf and the Town Planner and Clerk. Chairman Dunn opened the meeting at 7:00 p.m. Town Council Liaison Peter Mastrobattista was also present.

Chairman Dunn explained the process of the meeting and appointed Alternate Commissioner Houf to vote on behalf of Commissioner Fraprie.

PUBLIC HEARING

Old Mill Commons LLC – 19 Perry Street/173 School Street/37 Mill Street

Commissioner Doeg recused himself from this matter. Alternate Commissioner Gurski was appointed to vote on his behalf.

Old Mill Commons, LLC application for text amendment to the zoning regulations (UC/UV zones), special permit and site plan approval related to development of multi-family dwellings for property located at 19 Perry Street and an access driveway on 173 School Street and 37 Mill St. UC zone. Continued from September 28, 2015. Attorney Christian Hoheb, 314 Main Street, Farmington, provided the following updates: the Inland Wetlands Commission approved their application at the October 7, 2015 meeting, the Conservation Commission also forwarded comments and recommendations to the Plan & Zoning Commission, the Economic Development Commission submitted a letter in support of the proposed development, the applicant has a written agreement with the owners of 37 Mill Street regarding driveway access, and the Unionville Architectural Design Review Committee has issued a favorable report and will have final review of building material. A letter was received today from Connecticut Water Company and they will continue to work with them to address concerns. The applicant continues to work with the town's engineering staff and they have no concerns addressing engineering comments. This week Attorney Hoheb stated a meeting took place with the Superintendent of Schools, Chair of the Board of Education, Attorney Smith, the Town Planner, Jason Rudnick and Bill Fries.

Commissioner Matava stated for the record that he listened to the recording of the September 28, 2015 meeting.

Attorney Chris Smith, representing the Board of Education, said they had a productive meeting with the applicant regarding some of their concerns; traffic, alternate access roadway and expanded parking.

Bill Fries, President of Centerplan, stated most of the engineering comments in the memo received this afternoon have to do with construction and final plan sets. They have no concern addressing the comments.

Dave Sullivan, P. E., Milone & MacBroom, responded to a comment regarding the impact on the traffic study if alternate access to Mill Street was removed. Mr. Sullivan stated the impacts essentially will remain the same.

John Adams, Tetrattech, briefly talked about dust suppression measures that would be used during the remediation process. They are willing to work with staff on timing of the remediation.

Patrick Dunford, Traffic Engineer, VHB, said the applicant provided them with follow-up information as requested. An OSTA review will be required and has been initiated. Regarding the number of parking spaces proposed and the number of units Mr. Dunford said the supply can accommodate the use. He said he would like to know how the parking will be managed (e.g., number of spaces that will be available per unit depending on the type of unit). Mr. Dunford said he was comfortable with the traffic aspect of the project.

Gordon Daring, P.E., VHB provided the update that they are collecting more soil samples and testing for environmental factors. He believes some contaminated soil will be able to be left on site but will have to be under an impermeable surface. The Department of Energy and Environmental Protection will have to approve their remediation plan.

Attorney Hoheb addressed some prior comments/questions regarding the river walkway material and number of children added to the town's school system (37). Commissioners asked why additional soil testing was being done. Mr. Adams responded some test results indicate additional testing may need to be done to determine the extent of the excavation needed to remove the contaminated soil. When asked how the traffic study area was determined, Mr. Sullivan responded the study area is determined based on industry standards. Bob Landino commented on safety and stated during construction the site will be secure with a fence and gate(s).

Nunzio Incremona, 144 Perry Street, expressed concern that the applicant is not providing adequate parking. He also expressed concern with traffic. Chair Dunn commented the Town hired a third party consultant and they have addressed these concerns.

John Vibert, 126 Main Street, stated if the project is approved it will have a disastrous impact on two fragile intersections (School Street and Mill Street at Route 177) and should be rejected.

Joe Howard, represented the Economic Development Commission, stated the Commission endorses the project and that it is probably one of the most exciting projects in the valley and will bring in people and new business to Unionville.

Ted Lindquist, 99 Lovely Street, commented the development will be a public area and that the applicant has worked with the handicapped citizens in Town. Traffic is always an issue but as a community we do nothing about it by voting against proposed solutions.

Patty LeBouthillier, 44 Progress Avenue, UVIA, explained the history of the Unionville Village Improvement Association and that the Unionville Architectural Design Review Committee work to maintain the historic mill character of Unionville. She added the UVIA endorses this project.

Lewis Williams, 84 Knollwood Road, expressed concern with people on Perry Street cutting through the development.

Brendan Moran, President of the Farmington Chamber of Commerce, read a letter of support for this project into the record.

Bob Landino, Centerplan, responded the project meets the zoning requirement for parking, they have proposed that they think it is excessive and would like to defer some parking spaces. Regarding traffic cutting through the development, the distance is much longer than staying on the road. Attorney Hoheb added they have no objection to paving the river walkway for accessibility. For clarification, the number of deferred parking spaces is thirty-seven. There was a brief discussion on deferred parking spaces. Commissioners commented a deferred parking area will also create a safe area to store snow.

At 8:25 p.m. a motion was made and seconded (Brenneman/Jarvis) and unanimously

VOTED: To continue this hearing to the October 26, 2015 meeting.

NEW BUSINESS

Lauretano Sign Group – 500 South Road

The applicant was not present. Town Planner reviewed the sign application with the Commissioners. California Pizza Kitchen proposes to replace two signs on the exterior of the building. an existing individual letter sign with exterior lighting will be replaced with a two foot x 23' 9 1/4" panel sign with halo lighting. The second sign, an existing diamond shaped sign will be replaced with diamond shaped sign that will contain the image of a palm tree. The signs will be halo lit. The proposed signs meet the requirements of the zoning regulations.

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

VOTED: 5 in favor to 1 opposed (Brenneman) to approve Lauretano Sign Group sign application for 500 South Road (California Pizza Kitchen).

Lauretano Sign Group – 4 Farm Springs Road

The applicant was not present. Town Planner Warner reviewed the application with the Commission. The proposed monument sign has a height of five feet, width of six feet and depth of eight inches. No lighting is proposed

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

VOTED: To approve Lauretano Sign Group sign application for property located at 4 Farm Springs Road (United Technologies) with the condition that the sign is not lit in any way.

Creative Dimensions Inc. – 2 Eastview drive

The applicant could not attend. Town Planner Warner reviewed the sign application. Proposed along Brickyard Road is a 5' x 8' double sided tenant directory sign. Additionally, five 3' x 7'

fabricated white aluminum faced signs are proposed to be attached to the building. Town Planner Warner stated the sign package meets the requirements of the zoning regulations.

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

VOTED: To approve Creative Dimensions Inc. sign application for property located at 2 Eastview Drive (Plimpton & Hills).

Ankit Harpaldas – 81 South Main Street

John Maturo, 83 Farm Brook Court, Hamden, represented the applicant. They are seeking approval for the reuse of McGillicuddy's restaurant/bar. The applicant proposes to have the same amount of seating and would like to add an outdoor patio area, for overflow seating, along Route 177. Total seating proposed is 140. The project includes changes to the façade of the building including stucco finish, stone veneer and new aluminum frame windows. The main entrance will be on New Britain Avenue and South Main Street. The proposed patio area will replace a blacktop between the sidewalk on South Main Street and the building. Commissioners asked if music or lighting are proposed outside on the patio area. Mr. Maturo responded they plan to install wall sconces on the building. When asked what type of barrier will be around the patio area Mr. Maturo responded pillars, fencing and planters. The Commissioners asked the applicant for the proposed hours of operation. Mr. Ramchandani, 26 Butternut Drive, responded they would be consistent with other businesses in Town. The applicant was asked about parking. Mr. Ramchandani responded they have the existing parking area and agreements with two businesses for additional parking to meet the parking requirement. There was a brief discussion about accessibility. Town Planner Warner stated accessibility will be addressed through the permitting process.

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

VOTED: To approve Ankit Harpaldas application for site plan approval for outdoor dining area and approval for continuation of existing use located at 81 South Main Street, Unionville with the conditions that the business close at midnight and that there be no outdoor music.

PLANNER'S REPORT

No Planner's Report.

MINUTES

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

VOTED: To approve the minutes of the September 28, 2015 meeting.

The meeting adjourned at 8:53 p.m.

SJM