

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

May 23, 2022

Present were Chair St. James, Commissioners Carrier, Hutvagner, Sanford and Alternate Commissioners Rackliffe, Walsh – all present in-person in the Council Chambers. Town Planner Rutherford and Clerk Michaud were also present in the Council Chambers. The meeting was called to order at 7:01 p.m.

Alternate Commissioner Rackliffe was appointed to vote on behalf of absent Commissioner Grabulis and Alternate Commissioner Walsh was appointed to vote on behalf of absent Commissioner Halstead.

Acting Secretary Hutvagner read the legal notice into the record.

NEW BUSINESS

Lauretano Sign Group – 5 Mill Street

Alyson Ibbotson, Lauretano Sign Group, presented in person, the proposed Dollar Tree wall signs on the north and west sides of the building consisting of 24” externally-illuminated, routed PVC letters. The existing blade sign will be replaced with a new Lexan panel with vinyl letters and existing lighting will remain in place. The existing brick monument sign lettering will change on both sides to Dollar Tree, non-illuminated 18” routed PVC letters. The existing awning and canopy will be recovered to Dollar Tree green. The plans presented reflect changes made as a result of discussion during their meeting with the Architectural Design Review Committee on May 19, 2022. An LED light bar uplighting (max of 4k Kelvin with dimmer switch) is proposed for both wall-mounted signs.

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

VOTED: To approve the Lauretano Sign Group sign application for Dollar Tree located at 5 Mill Street, Unionville as presented and on file in the Planning Office.

Scott’s Townline Mobil – 435 Main Street

Carolyn Parker represented the sign application, via on-line, to install Synergy fuel technology branding including two wave, two blade, four koala and eight number wedges at Scott’s Townline Mobil. The Commissioners asked for confirmation no advertisements will be displayed on the Synergy blade and no illumination is proposed. Ms. Parker confirmed no advertisements and no illumination.

Upon a motion made and seconded (Sanford/Hutvagner) it was unanimously

VOTED: To approve the Scott’s Townline Mobil sign application for property located at 435 Main Street as presented and on file in the Planning Office.

Farmington Board of Education – 20 Wolf Pit Road

Site plan application for addition to cafeteria at 20 Wolf Pit Road. Sam Kilpatrick, Director of School Facilities, presented in-person, the proposal to add approximately 1,850 sq. ft. to the cafeteria at Irving A. Robbins Middle School. The plan set provides details of the expansion, the reconfigured patio area, restoration of disturbed areas, grading and drainage. The Commissioners asked how many students per lunch wave will be accommodated in the newly expanded space. Mr. Kilpatrick responded approximately 268 students. The Commission asked for confirmation there are no concerns addressing all engineering comments. Mr. Kilpatrick responded the design team takes no exception to any of the comments. There was a brief discussion about the patio area for clarification.

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

VOTED: To approve the Farmington Board of Education site plan application for addition to cafeteria at 20 Wolf Pit Road as presented and on file in the Planning Office.

BHNV 231 LLC – 231 Farmington Avenue

Application for modification of prior special permit approval to increase medical office space at 231 Farmington Avenue. Frank Cathcart presented in-person, the request to convert existing business office space to medical office space. The original medical office space increase proposal was from 7,200 sq. ft. to 12,826 sq. ft. However, in response to staff comments regarding parking, the request was reduced to increase the medical office space from 7,200 sf to 10,045 sf; an increase of 2,845 sf. Mr. Cathcart reviewed details on existing and proposed tenancy and parking. Staff has reviewed the modified request for medical office space and the required parking for compliance based on full building occupancy and found the modified proposal to be zoning compliant. No external changes to the building are proposed. The Commission has some general questions for clarification but expressed no concerns.

Upon a motion made and seconded (Hutvagner/Sanford) it was unanimously

VOTED: To approve the BHNV 231 LLC application for modification of prior special permit approval to increase medical office space to 10,045 sf at 231 Farmington Avenue as presented and on file in the Planning Office.

Honeyman Builders LLC – 17 Burlington Road

Accept application for two-lot subdivision of Burlington Road and schedule public hearing (recommended hearing date of June 20, 2022).

Upon a motion made and seconded (Rackliffe/Sanford) it was unanimously

VOTED: To accept the Honeyman Builders LLC application for two-lot subdivision of 17 Burlington Road and schedule public hearing for June 20, 2022.

Sign Pro Inc. – 32 Main Street

Sign application to change People's Bank sign to M&T Bank. Tracy Becker, Sign Pro Inc., presented via on-line, the replacement sign panel and directional signs from People's United Bank to M & T Bank. The directional signs will be moved from their existing location on the

outside edge of the driveways to the inside edge the driveways. The application was approved by the Farmington Historic District Commission May 17, 2022.

Upon a motion made and seconded (Sanford/Hutvagner) it was unanimously

VOTED: To approve the Sign Pro Inc. sign application to change People's Bank sign to M&T Bank at 32 Main Street as presented and on file in the Planning Office.

Sign Pro Inc. – 1845 Farmington Avenue

Sign application to change People's Bank sign to M&T Bank. Tracy Becker, Sign Pro Inc., presented via on-line, the request to change the building sign and free-standing sign panels with the new bank name M&T Bank. The Architectural Design Review Committee reviewed and approved the request to update the signage to the new bank brand.

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

VOTED: To approve the Sign Pro Inc. sign application to change People's Bank signs to M&T Bank at 1845 Farmington Avenue as presented and on file in the Planning Office.

AMG Retail I LLC – 286 Main Street

Modification of prior special permit condition of approval to change hours of operation. Samantha Rodriguez, AMG Retail I LLC, presented via on-line; Ms. Rodriguez stated they are seeking approval to extend their operating hours to 24 hours/7 days a week. They currently have approval to operate until 10pm. The expanded hours will give customers an opportunity to shop off hours. The Commissioners asked for confirmation deliveries will continue to be limited to prior to 7pm. Ms. Rodriguez confirmed. There was general discussion about the surrounding area and the proximity of residences.

Upon a motion made and seconded (Hutvagner/Sanford) it was unanimously

VOTED: To approve the AMG Retail I LLC application for modification of prior special permit condition of approval to change hours of operation at 286 Main Street as presented and on file in the Planning Office with the condition deliveries are prohibited between the hours of midnight and 5AM.

PUBLIC HEARING

Trumpf, Inc. – 1 Johnson Avenue

Application for special permit and site plan approval for expansion of manufacturing building, CR zone. Will Walter, PE, Benesch, provided additional information about the proposed approximately 45,000 sq. ft. addition, specifically the bump out, CT Water comments and light through proposed window on the north side of the building. The plans were revised and resubmitted for the record. The additional four-foot bump out is to the north; the main building expansion it to the east. Mr. Walter highlighted the main stormwater line and the location of the proposed underground infiltration line and area of connection. He asked about not installing the backflow preventer if they show through hydraulic analysis there will not be backflow into the infiltration units. This hydraulic analysis can be a requirement as a condition of approval. Jim Becker, Tecton Architects, spoke to the building elevation showing the

placement of the proposed window on the north side of the proposed bump out. The space behind the window is the paint shop which currently operates one shift. The lights would be turned off at the end of the shift. Peter Daniel, Trumpf, confirmed the lights will be turned off when no one is in the space. Commissioners asked for confirmation no light will emanate from the northern window and about the possibility of adding shifts in the future. Mr. Daniel commented the lights are on timers. The Commissioners asked for clarification on the proposed infiltration system. Town Planner Rutherford asked for clarification on the northern building elevation. Mr. Becker provided details including the seven-foot width glass detail from ground to roof on the north side of the building. The Commissioners then discussed possible conditions of approval.

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

The public hearing closed at 8:09 p.m.

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

VOTED: To approve the Trumpf, Inc. application for special permit and site plan approval for expansion of manufacturing building, CR zone as presented and on file in the Planning Office with the following conditions:

1. The applicant shall address engineering comments to the satisfaction of the Town Engineering Department;
2. The applicant shall install a shade in the new window on the north side of the addition; and
3. The applicant shall provide hydraulic analysis proving there will be no stormwater backup into the infiltration system during a 100-year storm event.

Amber & Michael Spirito – 7 Orchard Road

Application for special permit to raise fourteen (14) hens for property located at 7 Orchard Road, R20 zone. Mr. Spirito presented the request to raise 14 hens and explained the location of an enclosed coop and where it is located in the back yard. A GIS aerial map was shown for clarification of the location. The Commission asked for the height of the coop and how waste will be disposed of. Mr. Spirito stated the height is approximately six feet and that they compost the waste and use in their garden.

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

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

Upon a motion made and seconded (Rackliffe/Sanford) it was unanimously

VOTED: To approve the Amber and Michael Spirito application for special permit to raise no more than fourteen (14) hens for property located at 7 Orchard Road, R20 zone with the condition that roosters are not permitted.

Patricia Reville & David Donaldson – 17 Pinnacle Ridge Road

Commissioner Sanford recused herself from this application.

Application for special permit for expansion of home in the ridgeline protection area for property located at 17 Pinnacle Ridge Road, R40 zone. Phil Reville presented the project to expand the garage to hold three cars, attach it to the house and add a second floor over the garage. The second-floor space will be used as a yoga studio, office and space for the owners four children to stay when they visit. Floor plans and building elevations were provided. The applicant's responses to staff comments were reviewed by Town Planner Rutherford.

There were no public comments in favor or in opposition to the application.

The public hearing closed at 8:37 p.m.

Commissioners voting on this matter: St. James, Carrier, Hutvagner, Rackliffe, Walsh.

Upon a motion made and seconded (Rackliffe/Hutvagner) it was unanimously

VOTED: To approve the Patricia Reville and David Donaldson application for special permit for expansion of home in the ridgeline protection area for property located at 17 Pinnacle Ridge Road, R40 zone as presented and on file in the Planning Office with the following conditions:

1. Tree protection fence shall be installed at the dripline of the 40-inch white oak to avoid construction stockpiling in this area;
2. Perimeter erosion control shall include silt fence and silt sock. Erosion control along the eastern edge of work shall be installed prior to the start of excavation, not solely in the event of rain;
3. Site plan shall reflect all site improvements, including the patio and stairs for the deck, the new driveway to align with the new garage, and removal of driveway encroachment onto neighboring property to the south; and
4. The studio above the garage shall be for personal use only. Classes of any kind require a separate Special Permit application for a Home Business.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

Upon a motion made and seconded (Sanford/Rackliffe) it was unanimously

VOTED: To approve the May 9, 2022 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:38 p.m.

SJM