

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

June 6, 2022

Present for the online web meeting were Chair St. James, Commissioners Carrier, Grabulis, Halstead, Hutvagner, Sanford and Alternate Commissioner Rackliffe. Town Planner Rutherford, Assistant Town Planner Daigle, Clerk Michaud and Town Council Liaison Vibert were also present. The meeting was called to order at 7:02 p.m.

Present in the Development Conference Room was Town Planner Rutherford, Assistant Town Planner Daigle, Clerk Michaud and Chair St. James. All others were present online.

Secretary Halstead read the legal notice into the record.

NEW BUSINESS

Verizon Wireless – 500 South Road

Site plan application to remove and replace antennas and radio heads. Robin Latour, Verizon Wireless, represented the applicant and presented the request to remove twelve existing antennas with nine new antenna and remove six remote radio heads with twelve new remote radio heads. The roof top location was clarified using the roof plan of West Farms Mall. The project is proposed to upgrade the existing equipment. Commissioners asked general clarifying questions.

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

VOTED: To approve the Verizon Wireless site plan application to remove and replace antennas and remote radio heads at 500 South Road as presented and on file in the Planning Office.

Town of Farmington – Opt Out

Accept the Town of Farmington application for Municipal Opt-Out regarding accessory apartments in accordance with CGS § 8-2o(f) and schedule public hearing (recommended hearing date of July 11, 2022).

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

VOTED: To accept the Town of Farmington application for Municipal Opt-Out regarding accessory apartments in accordance with CGS § 8-2o(f) and schedule public hearing for July 11, 2022.

PUBLIC HEARING

Kyle Cunningham – 141 Lovely Street

Commissioner Grabulis recused himself from this matter.

Alternate Commissioner Rackliffe was appointed to vote on behalf of Commissioner Grabulis.

Application for special permit to construct detached garage greater than 700 sq. ft. and for accessory structure in excess of 30% of the principle residential building at 141 Lovely Street, R12/R20 zone. Mr. Cunningham presented his request to construct a 24' x 36' detached garage. A site plan showing the proposed location and building elevations were presented. The height of the proposed garage is fifteen feet to the midpoint of the roof. The garage doors face the street, and the person door is on the south side of the building. The GIS map was used to clarify the distance and visibility from Lovely Street. The garage will be used for personal use only and in addition to housing vehicles the building will be used for storage. The Commissioners asked for clarification regarding height, the cupola and garage door heights. The center garage door is proposed at ten feet tall and the other two doors will be eight feet tall. The cupola is decorative, and the height of the garage is fifteen feet to the midpoint of the roof.

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

The public hearing closed at 7:20 p.m.

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

VOTED: To approve the Kyle Cunningham application for special permit to construct detached garage greater than 700 sq. ft. and for accessory structure in excess of 30% of the principle residential building at 141 Lovely Street, R12/R20 zone as presented and on file in the Planning Office.

Doug Corry – 1800 Farmington Avenue

Application for special permit for fast food use (dairy bar) in the B1 zone. Mr. Corry, Farmers Cow, presented the request to install a Farmer's Cow ice cream station with cold sandwich station inside the convenience store at 1800 Farmington Avenue, Unionville. The existing coffee station will be relocated to allow room for this use within the store. Mr. Corry stated no seating is proposed inside the store or outside. The Commissioners asked about the hours of operation and if it is a separate business from the convenience store operation. Mr. Corry responded the hours are similar to the convenience store but will start at 11 a.m. and close the same time as the store. The ice cream station will be a separate business within the convenience store.

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

The public hearing closed at 7:30 p.m.

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

VOTED: To approve the Doug Corry application for special permit for fast food (dairy bar) at 1800 Farmington Avenue, B1 zone as presented and on file in the Planning Office.

Town of Farmington – Text Amendment

Application for Zoning Text Amendment to add Section 3. Effective Dates to Article V. of the Zoning Regulations and renumber Enforcement to Section 4. Assistant Town Planner Daigle presented the proposed amendment to add this section to Article V. Administration and Enforcement. The proposed text reads: *Approved text and zoning amendments shall become*

effective fifteen (15) days from the published notice of the Planning and Zoning Commission's decision. appeal period. Unless otherwise prescribed by the Commission. The addition of this section will change the Enforcement subsection numbering to 4.

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

The public hearing closed at 7:35 p.m.

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

VOTED: To approve the Town of Farmington application for Zoning Text Amendment to add Section 3. Effective Dates to Article V. of the Zoning Regulations and renumber Enforcement to Section 4. as presented and on file in the Planning Office.

This text amendment becomes effective July 2, 2022.

Town of Farmington – Text Amendment

Application for Zoning Text Amendment to modify Article II, Section 1.B.17 - Poultry Raising and modify Article IV. Section 10. - Horses and Stables. Assistant Town Planner Daigle presented the proposed amendment to Article II, Section 1.B.17 - Poultry Raising as follows:

Poultry raising of greater than 6 and not more than 20 fowl providing they are suitably confined.

Proposed amendment to Article II, Section 10. adds subsection B. as follows:

Poultry- No more than six (6) hens may be kept on any property located in residential zoning districts. as a noncommercial accessory use. in accordance with the following:

- 1. A structure and fence enclosure shall be required for the chickens and ducks. Any structure or fence enclosures used for this purpose shall be located at least ten feet from any lot line. All structures and fence enclosures shall be located in the rear yard.*
- 2. Coops shall be allowed at not more than 50 square feet. no more than 10 feet in height. and be located no less than 10 feet from the side and rear property lines.*
- 3. All poultry must be contained within a fenced enclosure.*
- 4. No male poultry shall be kept on any property. The keeping of chickens and ducks shall be conducted in a manner consistent with and in compliance with the Health Code of the Farmington Valley.*
- 5. Waste materials must be disposed of in a manner that will not cause odor- flies- or attract vermin and in compliance with the public health code.*
- 6. A registration form must be filed with the Town of Farmington.*

Patricia Gillanders, 32 Robin Road, expressed concern with the number of poultry allowed in an R20 zone, lack of specific standards and expressed concern with a neighbor's hens and noise. She suggested reducing the maximum number of poultry allowed in this zone and that the regulation include health requirements on the keeping of food and handling of waste.

The Commissioners discussed concerns expressed and asked staff to revisit for the next meeting.

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

VOTED: To continue this hearing to June 20, 2022.

Town of Farmington – Text Amendment

Application for Zoning Text Amendment to modify Article IV, Section 8.B. – Schedule of Off-Street Parking Standards. Assistant Town Planner Daigle presented the proposed amendment to Article IV, Section 8.B. Schedule of Off-Street Parking Standards changes subsection 2. to read:

MULTI-FAMILY ATTACHED DWELLINGS:

- a. 1 Bedroom: One and one half (1.5) spaces per unit*
- b. 2+ Bedroom: Two (2) spaces per unit*

Subsection 16. Billiard Parlor would be removed in its entirety as it is a prohibited use.

The Commissioners did not express concerns with the proposed amendments.

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

The public hearing closed at 8:16 p.m.

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

VOTED: To approve the Town of Farmington application for Zoning Text Amendment to modify Article IV, Section 8.B. – Schedule of Off-Street Parking Standards as presented and on file in the Planning Office.

This text amendment becomes effective July 2, 2022.

Town of Farmington – Text Amendment

Application for Municipal opt-out regarding dwelling unit parking space limitations in accordance with Connecticut General Statute Section 8-2p. Assistant Town Planner Daigle stated if the Town of Farmington Plan and Zoning Commission wishes to establish their own parking requirements for multi-family housing as noted above, then the Commission must opt-out of the state requirement of 1 space per studio or 1-bedroom unit, or 2 spaces for larger housing units.

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

The public hearing closed at 8:21 p.m.

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

VOTED: To approve the Town of Farmington application for Municipal opt-out regarding dwelling unit parking space limitations in accordance with Connecticut General Statute Section 8-2p as presented and on file in the Planning Office.

PLANNER'S REPORT

No Planner's Report.

MINUTES

Meeting Minutes

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

VOTED: To approve the May 23, 2022 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:28 p.m.

SJM

DRAFT