

TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION

June 20, 2022

Present for the online web meeting were Chair St. James, Commissioners Carrier, Grabulis, Halstead, Hutvagner, Sanford and Alternate Commissioners Rackliffe and Walsh. 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**

**Patrick Foss – 325A Scott Swamp Road**

Accept the Patrick Foss application for special permit to raise poultry at 325A Scott Swamp Road, R30 zone and schedule public hearing (recommended hearing date of July 25, 2022).

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

VOTED: To accept the Patrick Foss application for special permit to raise poultry at 325A Scott Swamp Road and schedule public hearing for July 25, 2022.

**Carrier Holdings, LLC – 114 Red Oak Hill Road**

Accept the Carrier Holdings, LLC application for four-lot cluster subdivision of 114 Red Oak Hill Road, R30 zone and schedule public hearing (recommended hearing date of July 25, 2022).

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

VOTED: To accept the Carrier Holdings, LLC application for four-lot cluster subdivision of 114 Red Oak Hill Road, R30 zone and schedule public hearing for July 25, 2022.

**PUBLIC HEARING**

**Honeyman Builders LLC – 17 Burlington Road**

Application for two-lot subdivision of 17 Burlington Road, R20 zone. David Whitney, PE, represented the applicant and presented the proposed division of land. The existing parcel is approximately 2.16 acres. The existing home is proposed to be located on a .46 acre parcel retaining the existing driveway access off Burlington Road. The remainder of the property, 1.70 acres, will contain one single-family home toward the west side of the site with a new driveway curb cut on Burlington Road. A conservation easement on the eastern portion of the site is proposed and will provide protection of the wooded wetland area. The new home will be connected to public water and sanitary sewer. Mr. Whitney commented the house will be elevated above the seasonal highwater table. On the presentation site plan two large trees were

highlighted and are to be removed as they are not in the best of health and cause a safety concern for the proposed new home. Staff comments have been reviewed and they have no issue with addressing. The Commissioners asked for clarification on site drainage, if there will be impact to Burlington Road during the construction process and discussed tree removal.

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

The public hearing closed at 7:28 p.m.

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

VOTED: To approve the Honeyman Builders LLC application for two-lot subdivision of 17 Burlington Road, R20 zone as presented and on file in the Planning Office.

### 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 some minor edits to the previously 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:

### **Section 10. FARM ANIMALS**

A. Horses and Stables - Parcels of 80,000 square feet in all zones not meeting the definition of farm as found in Article I. Section 9. are permitted one horse or pony and stable. Each animal above the minimum requires an additional 80,000 square feet.

Stables shall not be located within any required yard as defined in these regulations and shall be at least 100 feet from any water supply, and the manure and refuse shall be disposed of according to the State of Connecticut Public Health Code.

B. 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 all poultry. 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.
5. Food must be stored and waste materials must be disposed of, in a manner that will not cause odor, flies, or attract vermin ~~and in compliance with the applicable state or local health code~~
6. A registration form must be filed with the Town of Farmington

Links provided as part of the agenda review will be provided to residents when submitting a registration form as a means of obtaining additional information on raising poultry.

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

The public hearing closed at 7:40 p.m.

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

VOTED: To approve the Town of Farmington application for Zoning Text Amendment to modify Article II, Section 1.B.17 - Poultry Raising and modify Article IV. Section 10. - Horses and Stables as presented and on file in the Planning Office with removal of "*and in compliance with the applicable state or local health code*".

This text amendment becomes effective July 2, 2022.

### **PLANNER'S REPORT**

No Planner's Report.

### **MINUTES**

#### Meeting Minutes

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

VOTED: To approve the June 6, 2022 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 7:45 p.m.

*SJM*