

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
SPECIAL MEETING
August 1, 2022

Present for the online web conference meeting was Chair Callahan, Commissioners Cloud, Nadim, Schoenhorn, Walsh and Alternate Commissioners Healy, Marsh, Wiener. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:04 p.m. All were present online.

Chair Callahan appointed Alternate Commissioner Healey to participate in place of Commissioner Llewellyn.

Secretary Schoenhorn read the legal notice into the record.

PUBLIC HEARING

Inspired by Opportunity LLC – 331 South Road

Application for application for modification of variance to include new curb cut and driveway connection in connection with site reconfiguration at 331 South Road, R20 zone. Kimberly Masiuk, PE, BL Companies, presented the existing Wendy's site plan and the proposed reconfiguration of the site focusing on the portion of the site located in Farmington. The existing entrance only driveway will remain in the same location, but the existing only driveway will now be located in Farmington, moving toward the western property line. The relocated driveway will present no issue with sightline. The existing dumpster location in Farmington will be moved to approximately the area of the existing building. All parking is proposed in Farmington so that the restaurant building can be moved toward the southern property line in West Hartford and a drive-thru lane can be added. Overall, site coverage will be reduced. Ms. Masiuk presented proposed drainage improvements, landscaping and sidewalk connections to the building. Assistant Town Planner Daigle provided some background information about the approvals of this property. The Commissioners asked some clarifying questions about the new driveway location, sightlines, and proximity to existing mall entrance/exit drives.

No public comment was made in favor or in opposition to the application.

The public hearing closed at 7:24 p.m.

Upon a motion made and seconded (Healey/Cloud) it was unanimously

VOTED: To approve the Inspired by Opportunity LLC application for modification of variance to include new curb cut and driveway connection associated with the site reconfiguration of 331 South Road, R20 zone as presented and on file in the Planning Office.

MINUTES

Meeting Minutes

Upon a motion made and seconded (Schoenhorn/Nadim) it was unanimously

VOTED: To approve the July 18, 2022 Zoning Board of Appeals regular meeting minutes.

The meeting adjourned at 7:28 p.m.

SJM