

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

October 24, 2022

Present for the online web meeting were Chair St. James, Commissioners Carrier, Grabulis, Halstead, Hutvagner, Sanford and Alternate Commissioner Rackliffe. Town Planner Rutherford and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

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

Secretary Halstead read the legal notice into the record.

NEW BUSINESS

8-24 Referral

For report from the Commission to the Town Council regarding the purchase of 1535 Farmington Avenue and 1541 Farmington Avenue for the purpose of a potential bridge project and riverfront open space. Russ Arnold, PE, Director of Public Works/Town Engineer, presented the details of this request. The two parcels have a combined land area of 1.46 acres and each have a single family home. Town staff is recommending that the Town purchase these properties for the future Third Bridge Project. Town staff has been working with the homeowners and they agree that this is the preferred method of acquiring the properties. A rendering of the potential third bridge was displayed showing the direct extension of Monteith Drive to New Britain Avenue. This area of the Farmington River is the narrowest section of the river and the bridge would relieve traffic congestions at the two Town centers. Commissioners asked some general clarifying questions about the acquisition of these two parcels and next steps.

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

VOTED: To forward a positive referral to the Town Council in support of the purchase of 1535 Farmington Avenue and 1541 Farmington Avenue for the purpose of a potential bridge project and riverfront open space.

Tractor Supply Co. – 361 Scott Swamp Road

Site plan approval for greenhouse addition. This matter is tabled until the November 7, 2022 Town Plan & Zoning Commission meeting.

Carrier Holdings LLC – 1, 2, 4, 6 Dominique’s Court

Accept application for special permit to construct new homes in excess of 3,200 sq. ft. (4,560 sq. ft.) in the R30 zone and schedule public hearing (recommend hearing date of November 7, 2022).

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

VOTED: To accept the Carrier Holdings LLC application for special permit to construct new

homes in excess of 3,200 sq. ft. (4,560 sq. ft.) in the R30 zone and schedule public hearing for November 7, 2022.

PUBLIC HEARING (7:29pm)

George Psaras – 230 Main Street (U)

Application for change of zone from R20 to R12 and special permit for two-family use for property located at 230 Main Street (U). Mr. Psaras would like to change the zoning designation of his home from a single family (R20 zone) to a two family (R12 zone). The internal layout of the house lends itself to a two-family use. The GIS map of the area show most homes in the area are zoned R12 and this request fits the character of the neighborhood. The Commission asked the applicant if this home is in the Unionville Historic District. Mr. Psaras responded yes.

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

The public hearing was closed at 7:33 p.m.

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

VOTED: To approve the George Psaras application for change of zone from R20 to R12 and special permit for two-family use for property located at 230 Main Street (U) as presented and on file in the Planning Office.

Felicia Ennis – 130 Red Oak Hill Road

Application for special permit for home business (daycare) at 130 Red Oak Hill Road, R30 zone. Ms. Ennis would like to use a small portion of her home for a home daycare for up to twelve children and have two employees. She feels there is a need for small group daycare options. The Commissioners asked clarifying questions about parking and hours of operation. Ms. Ennis responded the hours of operation will be 7am to 6pm Monday through Friday. She said she has a large horseshoe driveway that runs from the street and up behind her home and there is enough space to park twelve cars. Commissioners asked if a sign will be installed. Ms. Ennis responded yes. She was told she will need to come back for approval of an up to two square foot sign. There was discussion for clarification on the sightline from the driveway, if drop-off/pickup times will be staggered, if an outside play area is proposed and will the parking area be illuminated. Ms. Ennis stated there is no visibility issue when exiting her driveway, she expects drop-off/pickup times to be staggered, she is required to have 75 sf of outdoor play area for each child and she currently has motion flood lights for the parking area.

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

The public hearing was closed at 7:45 p.m.

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

VOTED: To approve the Felicia Ennis application for special permit for home business (daycare) at 130 Red Oak Hill Road, R30 zone as presented and on file in the Planning Office.

Steeve Joseph – 55 Lovely Street

Application for special permit for home business for retail sales and classes related to custom jewelry made on-site and sale of men's clothing and accessories located at 55 Lovely Street, R20/R12 zone. Continued from the October 12, 2022 meeting. Natalie Joseph, owner of Trinitia Bijoux LLC, along with Steeve Joseph, Klassy Gents LLC, explained their businesses. Trinitia Bijoux LLC handcrafts high-quality jewelry accessories and offers a wide range of Signature-handmade jewelry and will offer jewelry classes twice a month for up to five students on Friday and Saturday evening from 6 to 7:30 pm. Klassy Gents LLC offers a variety of Men's Fashion and Clothing Accessories. Hours of operation proposed will be Monday through Friday from 10am to 5pm and Saturday and Sunday from 10:30am to 4:30pm by appointment only. Ms. Joseph said a nonilluminated two sq. ft. sign will be placed in an area approved by the Commission. The sign will need review/approval by the Commission. The Commissioners asked about parking and lighting for the parking area. The GIS map was used to show the access and parking area for the home. Ms. Joseph stated they have solar lighting along the driveway and lighting for the parking area.

Tim LeBouthillier, 44 Progress Avenue, spoke in support of the application.

Joshua Rodman, 40 Lovely Street, spoke in support of the application.

The public hearing 8:02p.m.

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

VOTED: To approve the Steeve Joseph application for special permit for home business for retail sales and classes related to custom jewelry made on-site and sale of men's clothing and accessories located at 55 Lovely Street, R20/R12 zone with the condition this special permit approval is for Steeve and Natalie Joseph only.

80 South Road LLC and Sager Development LLC – 62 South Rd, Lots 8864 and 8880 South Rd

Application for Amendment to the Zoning Regulations to add the South Road Opportunity Zone (SROZ), change of zone from B1/R40 to SROZ and site plan approval for multifamily residential community proposed pursuant to CGS § 8-30g for properties located at 62 South Road, Lots 8864 and 8880 South Road. Attorney Christian Hoheb, represented the applicant and provided background history of their process to date. Attorney Andrea Gomes, Hinckley Allen, stated for the record notice requirements have been met and a letter has been received from CRCOG in support of this project. They are currently working on staff comments and request this hearing be continued to the November 7, 2022 meeting so they can continue to respond to comments and update plans. In addition, the matter is still before the Inland Wetlands Commission. The proposed community will consist of 65 rental apartments in two buildings (8 studio, 18 one-bedroom, and 39 two-bedroom), and will qualify as "assisted housing" pursuant to General Statutes § 8-30g. Geoff Sager, Sager Development LLC, has constructed four other affordable housing developments in Farmington, Heritage Glen, Westwoods II, the Village at Hunter's Ridge and the Village at Yorkshire. The Subject Property, which totals approximately 2.92 acres, is located on the south side of South Road, just north of 1-84. Located within the UConn Health Center Area, the Subject Property is near a number of medical / bio-science uses, including the UConn Health Center, The Jackson Laboratory for Genomic Medicine, and the Farmington Medical Arts Center to the north and west. Residents will have access to a variety of amenities, including an indoor community

room with a study / computer area, outdoor community patio, office space, and communal roof deck in Building A; on-site laundry rooms; and package rooms. Parking areas are proposed along the side of each building (to the west of Building A, and to the east of Building B). Mr. Sager believes this is an ideal site for a mixed income rental site. Bus lines are less than a half mile away and they have designed a sidewalk along the frontage of the site connecting existing sidewalks. Fifteen of the 65 units will be dedicated Favarh supportive units. Mr. Sager reviewed the affordability of the proposed units, the projected income limits, gross rents and explained the basics of the financing for the project. Phoebe Sager, Sager Development LLC, spoke about green building technology and sustainable design measures. Jeff Bord, PE with Bohler Engineering, described site details and drainage report details. The stormwater management system for this site has been designed utilizing Best Management Practices (BMPs) to meet or exceed the stormwater management standards in accordance with Connecticut Department of Energy & Environmental Protection (CT DEEP) 2004 Connecticut Stormwater Quality Manual and the Town of Farmington Zoning Regulations. The proposed development results in an improvement in stormwater from the historic use, improves water quality, and reduces peak rates of runoff from the subject site when compared to pre-development conditions for the analyzed storm events. Laura Crosskey, Architect, Crosskey Architects LLC, presented building elevations and floorplans, describing the exterior building materials and general interior layout. Mark Vertucci, PE, PTOE, Fuss & O'Neill, reviewed details of his traffic report dated September 2022. Based on the results of their analysis, it is the professional opinion of Fuss & O'Neill, Inc. that the proposed development, upon implementation of the recommendations within the report, will not have a significant impact to traffic operations within the study area. Attorney Tim Hollister, Hinckley Allen, summarized the project and asked the Commissioners if they had questions. Commissioners asked for clarification on the proposed text amendment and if the proposed zone would be applicable to any other properties. Attorney Gomes responded they amendment was recently amended to include language to make the regulation site specific and to include the abutting properties and 111 South Road. The Commission asked if a photometric plan had been prepared. Mr. Bord said the plan will be part of the revised plan set. Attorney Gomes added text updates will also be provided before the next meeting. General questions were asked about the financing, and the income and rental limits. Mr. Sager responded to these questions providing clarifying information.

Written correspondence was received prior to the meeting and shared with the Commission, applicant and was displayed on the screen during the hearing. The following correspondence was displayed:

Jennie Garabedian – opposition
Report from CRCOG - favorable

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

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

VOTED: To continue the 80 South Road LLC and Sager Development LLC application for Amendment to the Zoning Regulations to add the South Road Opportunity Zone (SROZ), change of zone from B1/R40 to SROZ and site plan approval for multifamily residential community proposed pursuant to CGS § 8-30g for properties located at 62 South Road, Lots 8864 and 8880 South Road to the November 7, 2022 meeting.

PLANNER'S REPORT (10:12pm)

17 Pinnacle Ridge

Town Planner Rutherford provided an update on this approved project. Now that they have begun they have decided they need additional space for storage and would like to come out toward the front of the garage two to three feet. Because they are not going to bump out to the rear closer to the ridgeline the Commission was comfortable having the Town Planner handle this matter administratively.

Farmington Complete Streets Policy

This Policy will be on a future agenda for review and endorsement by the Commission. This will be on the November 7, 2022 agenda.

MINUTES

Meeting Minutes

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

VOTED: To approve the October 12, 2022 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 10:16 p.m.

SJM