

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION

March 13, 2023

Present for the online web meeting were Chair St. James, Commissioners Grabulis, Halstead, Hutvagner, Sanford and Alternate Commissioners Rackliffe, Walsh. Town Planner Rutherford, Sr. Assistant Town Planner Cyr, Assistant Town Planner Daigle 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, Sr. Assistant Town Planner Cyr, Assistant Town Planner Daigle and Chair St. James. All others were present online.

Secretary Halstead read the legal notice into the record.

Chair St. James appointed Alternate Commissioner Walsh to participate in place of absent Commissioner Carrier for all matters this evening.

Chair St. James appointed Alternate Commissioner Rackliffe to participate in the continuation of Public Hearing matter BB Development LLC in place of Commissioner Grabulis who was absent at the prior meeting.

NEW BUSINESS

Christopher Hutwelker – 1795 Farmington Avenue

Mr. Hutwelker presented the Shell station upgraded pump valances and doors. The main pylon sign changes are panel replacements only. The only illumination will be Shell logo and the price sign on the pylon in keeping with what is currently illuminated. The sign pole will be repainted. The Commissioners sought confirmation that the proposal is for refacing of existing signs and did not express concerns.

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

VOTED: To approve the Christopher Hutwelker sign application for property located at 1795 Farmington Avenue as presented and on file in the Planning Office.

Sign Pro – 220 Farmington Avenue

Kristine Bracidiferro, Sign Pro, presented the proposed halo lit building sign for Civic Infusion. The aluminum cabinet with acrylic push thru logo will include halo lighting. The Commission asked for confirmation that they are proposing one sign only and then asked if the business was new. Debby Rowland, Civic Infusion, responded the business is new and just opened and explained they provide infusions for people with chronic health issues.

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

VOTED: To approve the Sign Pro sign application for Civic Infusion located at 220 Farmington Avenue as presented and on file in the Planning Office.

Calco Construction – 168 Coppermine Road

Request for 90-day extension of time to file subdivision mylar and associated documents. This subdivision was approved in October 2022 and state statute allows two 90-day extensions of time to file the necessary subdivision documentation. This is the first request.

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

VOTED: To grant Calco Construction a 90-day extension of time to file subdivision mylar and associated documents for subdivision approved of 168 Coppermine Road.

Krenar Methoxha – 8 Spring Lane

Accept application for special permit for personal service shop (hair salon) in the CR zone and schedule public hearing (recommend hearing date of April 10, 2023).

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

VOTED: To accept the Krenar Methoxha application for special permit for personal service shop (hair salon) in the CR zone and schedule public hearing for April 10, 2023.

Paul Melzen – 24 Gail Road

Accept application for special permit for expansion of home in the R20 zone and schedule public hearing (recommend hearing date of April 10, 2023).

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

VOTED: To accept the Paul Melzen application for special permit for expansion of home in the R20 zone and schedule public hearing for April 10, 2023.

Calco Construction Inc. – 222 Talcott Notch Road

Accept application for six-lot subdivision in the R80 zone and schedule public hearing (recommend hearing date of April 24, 2023).

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

VOTED: To accept the Calco Construction application for six-lot subdivision in the R80 zone and schedule public hearing for April 24, 2023.

PUBLIC HEARING (7:22p.m.)

Harold M. Wilson – 61 Ely Road

Application for special permit for clear cutting and restoration in Ridgeline Protection Area for property located at 61 Ely Road, R80 zone. Mr. Wilson has requested a continuance to March 27, 2023 and has granted an extension of time for the continuance.

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

VOTED: To continue the public hearing for the Harold M. Wilson application for special permit for clear cutting and restoration in Ridgeline Protection Area for property located at 61 Ely Road, R80 zone to the March 27, 2023 meeting.

BB Development LLC – 368 Plainville Avenue (7:25pm)

(Eligible Commission Members: Chair St. James, Halstead, Hutvagner, Sanford, Rackliffe, Walsh)

Application for special permit and site plan approval for gas station with convenience store located at 368 Plainville Avenue, B1 zone. Continued from February 27, 2023. Attorney James Ziogas presented modifications in response to comments and concerns raised at the last meeting. The landscape buffer west of the building has been updated to comply with the regulations. This was achieved by reducing the depth of the building by five feet and creating more landscape room. The height of the building has been reduced by approximately 7 ft. A bypass lane on Plainville Avenue has been designed. Kurt Holyst, HQ Landscaping, met with staff and has created a landscape plan that keeps a notable quantity of the larger deciduous species and adds a mix of evergreen; many of the existing understory deciduous trees will be removed to make room for the evergreens. The berm will range in height from 0-5' tall and will not be continuous as the berm will have to meander around the existing deciduous trees to remain; the site plan was referenced for clarification. Attorney Ziogas asked Mr. Holyst how visible the proposed building will be from the residence west of the site. Mr. Holyst responded initially a small portion may be visible but within five years little to none of building will be visible. Charlie Nyberg, Schadler Selnau Associates, presented changes to the building. The building depth has been reduced to 40' and the height at the two gable peaks reduced to 20' 8". The second-floor storage space has been reoriented and the mechanical platform is changed from one platform to two smaller platforms as shown on the roof plan dated March 10, 2023. Mr. Nyberg further noted the color scheme for the building will likely change to a white building with a gray brick / stone base with black trim. Attorney Ziogas summarized the building area has changed from 3,800 sq. ft. to 3,360 sq. ft. Scott Hesketh, PE, F.A. Hesketh & Associates, Inc., presented the dedicated bypass lane on Plainville Avenue; noting this will require permitting with ConnDOT. Regarding the possibility of widening Burlington Road, the right of way is much smaller than Plainville Avenue and widening would not be practical. Sev Bovino, Kratzert Jones, provided a recap of revisions to the site plans. The Commissioners asked for clarification on widening to accommodate a bypass lane on Plainville Avenue, landscape and berm details and the height of the fueling dispenser canopy versus the building height. Mr. Hesketh provided clarification on the bypass lane using the site plan. Mr. Holyst responded to landscape/berm questions and Jay Mehta, applicant, responded to questions about pumps, lighting and canopy height. Attorney Ziogas was asked about groundwater and soil remediation. When the existing building is removed, contamination may be found which means the soil will need to be removed off site as noted on the plans and will be conducted under the direction of an LEP (Licensed Environmental Professional) in accordance with a Remedial Action Plan. Hours of operation will be 5am to 10pm. Lighting will have dimmers for adjustments if needed and there will be no light trespass offsite. When asked if food prep will take place Mr. Nyberg responded likely minimal but at this time there is no formal interior plan. Town Planner Rutherford asked the applicant to clarify the dumpster enclosure plan. Mr. Holyst described a poly fence enclosure for the dumpster and recycling area and asked if arborvitae would not be required in addition to the fence. The fence enclosure will also include the EV transformer and panel.

Ksawera Usman, 334 Plainville Avenue, asked about the reduction of the building as she missed that part of the presentation. She expressed concern with her well and asked about the process if there become an issue with a fuel spill. She also asked if this business will be open 24 hours/day. Town Planner Rutherford responded initial well water concerns would be directed to Farmington Valley Health District. As for the hours of operation, no, the business will not be open 24 hours/day. The proposed hours are 5am to 10pm. Town Planner Rutherford confirmed modifications to the size of the building.

Deb Woodhall, 331 Plainville Avenue, asked about lighting from the site and if the lights would shine across the street. Mr. Mehta responded there will no light trespass off site. In addition, there will be a landscape buffer along Plainville Avenue made up of groups of dogwood trees and holly bushes.

Attorney Ziogas reviewed the requirements for granting a special permit.

The public hearing closed at 8:40 p.m.

The Commission tabled making a decision until the next meeting.

AMCO Development LLC – Lot 8572 Oakland Avenue (8:40p.m.)

Application for special permit to construct home in excess of 2,200 sq. ft. on Lot 8572 Oakland Avenue in the R9 O.G. zone. Andrew Morse presented the request to construct a house with 2,090 sf of living area and a total area of 2,658 sq. ft. with the garage. He provided the size of homes in the neighborhood to make sure the proposed home fits the character of the neighborhood, using an aerial GIS map for demonstration of nearby house sizes. The Zoning Regulations allow a maximum of 2,200 sq. ft. total area. House plans were presented for additional information. The Commission asked for total area of homes in the area. Mr. Morse said his numbers were finished living area only. Town Planner Rutherford used the GIS mapping system to find the total area (living area plus garage space) of some homes in the neighborhood.

Adrian McIlveen, 17 Oakland Avenue, asked if there will be blasting. Mr. Morse responded not that they know. Town Planner Rutherford added a separate special permit application/public hearing process would be required if blasting was needed.

The public hearing closed at 8:53 p.m.

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

VOTED: To approve the AMCO Development LLC application for special permit to construct home in excess of 2,200 sq. ft. on Lot 8572 Oakland Avenue in the R9 O.G. zone as presented and on file in the Planning Office.

Carrier Group Inc. – Lots 8517 & 8518 Morea Road (8:54p.m.)

Application for 25-lot cluster subdivision on Lots 8517 & 8518 Morea Road. Attorney Christian Hoheb represents the applicant and stated for the record all required notices have been done as required. The last plan set is dated February 10, 2023 and they have been working with staff throughout this process. Attorney Hoheb offered opening remarks providing Carrier Family history with all aspects of building since the 1960's, and standards/accomplishments of

John Carrier. He is well versed in construction protocols with wetlands. The current property owners were inundated with offers from developers and chose John Carrier. The cluster concept of 25 homes with 70+ acres of open space was approved by the Inland Wetlands Commission, the NVCOG, CRCOG, DEEP letters of support correspondence is part of the record. An informal meeting was conducted February 23, 2023 at the Community Center. All property owners within 200' of the development site were invited to attend. A number of reports were submitted in support of the Inland Wetlands application and the application was approved with a vote of 5 in favor to 1 opposed with twenty-three conditions of approval. Tom Daly, PE, SLR Consulting, used the site plan to orient everyone to the site and surrounding properties. The property is zoned R40 and under the cluster regulations the lot size can be reduced to 15,000 sq. ft. In 1982 Cope Farms cluster subdivision was approved – similar to the process being used for this proposed development. The average lot size proposed is 21,000 sq. ft. No dimensional waivers are being requested for this cluster subdivision. No lots front on Morea Road. Seventy-one acres of dedicated, contiguous open space is proposed. Private roads built to Town standards will serve the lots and public water and sanitary sewer will be provided to each home. Mr. Daly presented the site plan showing the cluster layout. The east side of Lot 8518 proposes seven lots with the highest elevation on the east side sloping down to the west, landscape buffer along Morea Road, street tree lined roadway with a sidewalk on one side of the road. Mr. Daly pointed out the flood plain line. The west side of Lot 8518 proposes eighteen lots with a landscape buffer along Morea Road, street tree lined roadway with a sidewalk on one side of the road. Mr. Daly again noted the flood plain line and commented that the flood plain is not within any of the proposed lots but within the open space and edge of the detention basin for the west cluster. He talked about the 100-year flood zone, the FEMA map graphical limit and the 291-contour limit of the floodplain within the project area. He further discussed that a portion of the grading within the stormwater basin was filling in the floodplain; however, the grading at the outlet removes fill from the floodplain resulting in a net decrease of fill within the floodplain, providing a modest increase in flood storage. There are no proposed changes to the culverts on Morea Road. Mr. Daly next presented the style/type of homes Carrier Group constructs and provided photos of Langdon's Quarters, a cluster subdivision developed by Carrier Group off of River Rd. in Farmington. Emily Foster, PE, SLR Consulting, presented the traffic data including peak hours 7-8am and 4-5pm and sight distance evaluation/observations conducted at 8am and explained the data collection process. The proposed development of 25 single family homes will add approximately 18 trips during am peak hour and 24 during the pm peak hour. The two proposed driveways are expected to operate at a good level of service during both peak hours. Given the recorded vehicular travel speed on Morea Road the sight distance required is greater per ConnDOT guidelines. With groundcover clearing and shoulder regrading there will be adequate sight distance based on CTDOT guidelines. Commissioners asked if Mr. Daly could address concerns expressed by neighbors of stormwater runoff. He responded and explained the elevation of Snowberry Cobble is a higher elevation than the development site. All stormwater drains to the detention basin and is designed per Town standards and analysis results show no increase in peak runoff rates; the detention basins outlet to the wetland system. Town Staff has reviewed details and concur with Mr. Daly's statements about peak flow and noted the detention basins have been oversized to accommodate greater than the 100-year storm event. Mr. Daly commented initially there were some homes that may have needed sump pumps, but they worked with Town Staff and raised the cul-de-sac, so no homes need sump pumps. The Commission asked about the location of the western roadway entrance directly across from Tall Timbers. Mr. Daly explained it is the best location for the access for the western cluster given the topography on this side of the property and proximity of wetlands further east. Ms. Foster responded it is safer directly across from Tall Timbers rather than offset from Tall Timbers. Town Planner Rutherford concurred with the reasoning for the location of both access roadways onto Morea Road and cited some examples for clarification. The applicant

was asked who would be responsible for maintenance of roadways and detention basin. Mr. Daly responded the maintenance will be the obligation of the homeowner's association and indicated there will be documents in place including a maintenance plan. Staff has reviewed and agree with the plan. Commissioners commented on a traffic photo submitted by a resident. Ms. Foster responded she can run an analysis with higher volume to address. Commissioners also asked about another public comment regarding fire truck turning on the proposed roadways. Mr. Daly responded he has not received a response from the Fire Department.

Town Planner Rutherford displayed public correspondence received for the record:

Arleen Kline, 43 Cope Farms Road, email dated March 2, 2023 about documentation of flooding on Morea Road with links.

Chuck and Andrea Quercia, 78 Cope Farms Road, email dated March 5, 2023 in opposition to the proposed development.

Lisa Troy, 27 Tall Timbers Drive, email dated March 6, 2023 in opposition to the proposed development and provided FEMA floodplain data.

Mary Rydingsward, President, Pequabuck River Watershed Association, letter dated March 6, 2023 expressing concern with the proposed development.

Arleen Kline, 43 Cope Farms Road, email dated March 7, 2023 of an article by Eric Roston, Bloomberg News published February 8, 2023.

Kay Higgins, 15 Tall Timbers Drive, email dated March 7, 2023 expressing concern with the proposed development.

Ed Gelardi, 1 Ships Oak Lane, email dated March 8, 2023 expressing opposition to the proposed development.

Barbara Javarone, Hunter' Ridge, Unionville, email dated March 9, 2023 expressing concern about the proposed development.

Dan Gabree, 18 Tall Timbers Drive, email dated March 9, 2023 about Inland Wetlands appeal.

Stacey Fresher, 10 Tall Timbers Drive, email dated March 8, 2023 requesting a petition be entered into the record.

Farmington River Watershed Association, Inc. letter dated March 10, 2023 commenting on the proposed development.

Bonnie West, email dated March 12, 2023 in opposition to the proposed development.

Carolyn Fiederlein, 16 Taine Mountain Road, email dated March 12, 2023 in opposition to the proposed development.

Ed Gilardi, 1 Ships Oak Lane, email dated March 10, 2023 with photo of traffic and traffic counts on Morea Road.

Joan Packer, 36 Mountain Lane, email dated March 12, 2023 in opposition to the proposed development.

Lillian and Frederick Baruffi, 32 Cope Farms Road, letter dated March 12, 2023 in opposition to the proposed development.

Patrick Voll, 6 Sunset Ridge, Burlington, email dated March 12, 2023 in opposition to the proposed development.

Robert Kleefeld, 17 Olde Pond Lane, email dated March 13, 2023 in opposition to the proposed development.

Patricia Tomlinson, 48 Tall Timbers Drive, email dated March 13, 2023 in opposition to the proposed development.

Arleen Kline, 43 Cope Farms Road, emailed photo of Holly Lane dated March 13, 2023.

Carla Gregory, 18 Trotters Glen, email dated March 13, 2023 in opposition to the proposed development.

Carol Noble, emails dated February 24, 2023 and March 13, 2023 expressing concern with the proposed development.

Gerald and Joanne Ferraro, 3 Hartfield Lane, email dated March 13, 2023 in opposition to the proposed development.

Jan Carpenter, 292 Meadow Road, email dated March 13, 2023 in opposition to the proposed development.

Nicole Voll, 6 Sunset Ridge, Burlington, email dated March 13, 2023 in opposition to the proposed development.

Stacey Fresher, 10 Tall Timbers Drive, emails dated March 13, 2023 expressing concern with the proposed development, included correspondence with Carol Noble, and included wetland application and testimony.

Arleen Kline submitted an online petition and live signature petition for Save Morea Road on March 13, 2023 from concerned citizens and residents.

Stacey Fresher submitted a signed petition on March 9, 2023 for NO to development on Morea Road.

Steven Trinkaus submitted a letter dated March 6, 2023 upon request of the Save Morea Road group of civil engineering comments of this application along with his qualifications.

Public comment during meeting: (10:15pm)

Eric Roy, 176 Plank Hill Road, expressed concern with flooding, traffic, lawn treatment and wildlife impact.

Dan Gabree, 18 Tall Timbers Drive, commented on the traffic information presented, school bus access / patterns, flood line and elevation, open space and stormwater runoff.

Ed Gelardi, 1 Ships Oak Lane, commented on the traffic photo he submitted for the record, existing traffic concerns with Morea Road, cut-thru traffic on Cope Farms Road and commented on the Inland Wetlands Commission public hearing process.

Frank Carlozzi, 2 Tall Timbers Drive, questioned who was invited to the informational meeting conducted by the applicant, commented on the Inland Wetlands public hearing process, and asked what the applicant would do if he begins to have water in his basement because of the development.

Jane Carlozzi, 2 Tall Timbers Drive, expressed concern with the presented traffic information, addition of school bus stops and made general traffic concern comments and discussed the size of the lots on Tall Timbers and Olde Pond compared to the proposed development.

Eric Roy, 176 Plank Hill Road, asked how close the development is to his lot. Town Planner Rutherford used mapping to show his parcel is adjacent to the lot proposed to remain as open space.

Bruce Chudwick, 9 Tall Timbers Drive, asked about the detention basin and maintenance responsibilities, traffic counts and asked that traffic calming methods be considered for Cope Farms and that a sidewalk be installed on Morea Road.

Fred Baruffi, 32 Cope Farms Road, expressed concern this project will set a precedent to allow smaller lots and he expressed concern with stormwater runoff and lawn maintenance.

Dan Gabree, 18 Tall Timbers Drive, commented on Carrier Homes, the abruptness of the Inland Wetlands Commission process, review of Lot 8517 Morea Road, sidewalk along Morea Rd. and school bus congestion.

Arleen Kline, 43 Cope Farms Road, commented on traffic counts she took at Cope Farms between 7:00 and 8:45 a.m. as part of Mr. Gelardi's traffic information submitted for the record.

At 11:05p.m. the public comment portion of the meeting was paused due to the hour and the weather.

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

VOTED: To continue this public hearing to the March 27, 2023 Town Plan & Zoning Commission meeting which will be conducted in the Town Hall Council Chambers and on-line.

The March 27, 2023 meeting will be hybrid and Commissioners are expected to participate in person unless there are extenuating circumstances.

PLANNER'S REPORT

No Planner's Report

WORK SESSION

Town Planner Rutherford is working on answering questions submitted by the Commission and will provide response shortly.

Upcoming Guest Speakers

Nancy Parent, Director of Community Services – discuss roles and responsibilities of the Housing Authority in Farmington – March 27th at 6:30pm. Due to a heavy agenda on March 27th, this presentation will be rescheduled to April 24th.

MINUTES

Meeting Minutes

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

VOTED: To approve the February 27, 2023 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 11:16 p.m.

SJM

DRAFT