

TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION  
SPECIAL MEETING MINUTES  
September 11, 2023

Present for the hybrid meeting were Chair St. James, Commissioners Carrier, Halstead, Hutvagner, Sanford and Alternate Commissioners Bandle, Canto, Rackliffe. Town Planner Rutherford, Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 6:30 p.m.

Present in the Council Chambers were all Commission members, Town Planner Rutherford, Assistant Town Planner Daigle and Clerk Michaud.

Alternate Commission Bandle was appointed to participate in place of absent Commissioner Grabulis.

Commissioner Grabulis was not present at the meeting.

**NEW BUSINESS**

Poyant Signs – 500 South Road

Bethany Leonard, Poyant Signs, presented the request to install three exterior building signs for Jordan's Furniture located in the former Lord & Taylor space. The fabricated aluminum signs will be mounted to the building and illuminated with existing external lighting. The overall sign area is less than the Lord & Taylor signs. John Hanley believes the signs are consistent with what the former tenant had installed and they will be back before the Commission with a sign application for the restaurateur they have hired.

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

VOTED: To approve the Poyant Signs sign application for Jordan's Furniture located at 500 South Road as presented and on file in the Planning Office.

1 Munson Road LLC – 1 Munson Road

Kyle Richards presented the UConn Health building signs proposed. Three signs are proposed, two UConn Health signs and one Brain & Spine sign. Signs are ¾" white acrylic letters pin mounted to the building with an LED light bar above the signs angled in such a way as to shine down and toward the building. Mr. Richards stated there will be no other signs on this building. He confirmed for the record the lighting will be 4k color temperature or less.

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

VOTED: To approve the 1 Munson Road LLC sign application for UConn Health at 1 Munson Road as presented and on file in the Planning Office.

FHDC – Study Report

Town Planner Rutherford reviewed the September 2023 Farmington Historic District Study Report proposing to add 9 Waterville Road owned by Jared and Katherine Ritter to the Historic District Property list. “Brookside” is a home built by Noah Wallace in 1898 as an income producing property designed by Theodore Peck. The Study Report has been submitted to the Historic Preservation Council. Once they respond with comments the Farmington Historic District Commission will hold a public hearing.

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

VOTED: To forward a positive referral to the Farmington Historic District Commission in support of the September 2023 Farmington Historic District Study Report as submitted.

Wilson Development (WD II, LLC) – Banbury Crescent

Accept application for resubdivision of Banbury Crescent increasing roadway width to meet public road standards, R40C zone and schedule public hearing (recommend hearing date of September 27, 2023).

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

VOTED: To accept the WD II, LLC application for resubdivision of Banbury Crescent increasing roadway width to meet public road standards, R40C zone and schedule public hearing for September 27, 2023.

Christos Theodoropoulos – 33 Junior Road

Accept application for special permit to construct new home in excess of 1,600 sq. ft. finished living area and 2,200 sq. ft. total area at 33 Junior Road, R12 zone and schedule public hearing (recommend hearing date of October 11, 2023).

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

VOTED: To accept the Christos Theodoropoulos application for special permit to construct new home in excess of 1,600 sq. ft. finished living area and 2,200 sq. ft. total area at 33 Junior Road, R12 zone and schedule public hearing for October 11, 2023.

Udolf Farmington, LLC – 780 Farmington Avenue (Unit 201)

Accept application for special permit to convert commercial office use to one-bedroom apartment located at 780 Farmington Avenue, FC/FV zone and schedule public hearing (recommend hearing date of October 11, 2023).

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

VOTED: To accept the Udolf Farmington, LLC application for special permit to convert commercial office use to one-bedroom apartment located at 780 Farmington Avenue, FC/FV zone and schedule public hearing for October 11, 2023.

402 Farmington Ave, LLC – Lot 9249 Farmington Avenue

Accept application for special permit for intensive construction (rock crushing) associated with construction of 184,772 sq. ft. multifamily apartment building, Lot 9249 Farmington Avenue, SIFZ zone, and schedule public hearing (recommend hearing date of October 11, 2023).

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

VOTED: To accept the 402 Farmington Ave, LLC application for special permit for intensive construction (rock crushing) associated with construction of 184,772 sq. ft. multifamily apartment building, Lot 9249 Farmington Avenue, SIFZ zone, and schedule public hearing for October 11, 2023.

**PLANNER’S REPORT**

1800 Farmington Avenue – Mobil Station

Town Planner Rutherford provided an update regarding the Farmer’s Cow/grab ‘n go operation approved by the Commission. A building permit was submitted to install a hood with vent for the addition of a tabletop grill, which will be used to cook hamburgers. This will replace the previously proposed tornado oven and panini maker. The tenant has confirmed there is no seating inside or outside the building. The rooftop units will be screened. The Commissioners did not express concern as long as no seating is available so that foods are grab ‘n go only.

1274 Farmington Avenue – Sugo (formerly Toro Loco)

The Toro Loco owners are changing the restaurant to Sugo Trattoria Italiano restaurant. The new restaurant name will be painted on the backer board used for the Toro Loco sign. Existing exterior lighting will remain and will be used for the sign. The Commissioners expressed no concerns.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the July 31, 2023 Town Plan & Zoning Commission meeting minutes and the August 2, 2023 Town Plan & Zoning Commission Work Session minutes.

**WORK SESSION (6:57pm)**

Developer’s Panel Discussion – Affordable Housing

Commissioners participated in a panel discussion with Geoff Sager, President of The Metro Realty Group, LTD and Greg Ugalde, CEO of T & M Building Co., Inc. and the Town’s Director of Community and Recreation Services, Nancy Parent. The Commissioners and panelists engaged in a discussion regarding a variety of questions and topics related to affordable housing. The panelist shared their experience with residential projects, both market rate and

affordable, the needs of affordable housing in the community and regulatory challenges and improvements.

The meeting was adjourned at 9:02 p.m.

*SJM*