

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

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

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

Secretary Halstead read the legal notice into the record.

NEW BUSINESS

Carrier Development Inc. – Dominique’s Court and 114 Red Oak Hill Road

Carrier Development Inc. has submitted their first request for 90-day extension for filing of resubdivision & subdivision mylar maps for Dominique’s Court and 114 Red Oak Hill Road. The resubdivision and subdivision were approved June 12, 2023 and this requires mapping and associated documents be filed on the land records within ninety (90) days, however, the statutes allow for two ninety-day extensions. This extension will allow staff additional time to finish reviewing all documents to be filed.

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

VOTED: To approve the Carrier Development Inc. request for 90-day extension dated October 2, 2023 for filing of resubdivision & subdivision mylar maps for Dominique’s Court and 114 Red Oak Hill Road.

Lily Picard – 321 New Britain Avenue

Application for site plan approval for installation of bike rack at 321 New Britain Ave., CR Zone. Ms. Picard stated she is a senior at Farmington High School and a Girl Scout. She is proposing a Girl Scout Gold Project to construct a bike rack for the Police Department and Community Center property. The bike rack is approximately 8’x8’ and will hold eight bicycles. Ms. Picard explained she needs to request a Call Before You Dig number for excavation and provided details on the construction and installation process proposed. She hopes to complete the project this fall or next spring at the latest. Ms. Picard is coordinating with the Engineering Department on the location and utility mark out. The Commissioners thanked Ms. Picard for her thorough presentation and expressed caution about the proximity to the generator.

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

VOTED: To approve the Lily Picard application for site plan approval for installation of bike rack at 321 New Britain Avenue, CR zone, as presented and on file in the Planning Office.

Noreen Galvin – Text Amendment

Accept the Noreen Galvin application for text amendment to Article IV, Section 21 Accessory Apartments and schedule public hearing (recommend hearing date of November 6, 2023).

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

VOTED: To accept the Noreen Galvin application for text amendment to Article IV, Section 21 Accessory Apartments and schedule public hearing for November 6, 2023.

The Metro Realty Management Corporation – Lot 8562 New Britain Avenue

Accept The Metro Realty Management Corporation application for Amendment to the Regulations to add the New Britain Avenue Opportunity Zone, change of zone from C1 to NBAO zone and site plan approval for ninety-one (91) residential rental units pursuant to CGS § 8-30g and schedule public hearing (recommend hearing date of November 6, 2023).

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

VOTED: To accept The Metro Realty Management Corporation application for Amendment to the Regulations to add the New Britain Avenue Opportunity Zone, change of zone from C1 to NBAO zone and site plan approval for ninety-one (91) residential rental units pursuant to CGS § 8-30g and schedule public hearing and schedule public hearing for November 6, 2023.

Dunning Industries, Inc. – 1079, 1085 and 1091 Farmington Avenue

Accept the Dunning Industries, Inc. application for special permit and site plan approval for nursery and garden center, BR zone and schedule public hearing (recommend hearing date of November 6, 2023).

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

VOTED: To accept the Dunning Industries, Inc. application for special permit and site plan approval for nursery and garden center, BR zone and schedule public hearing for November 6, 2023.

PUBLIC HEARING (7:11 pm)

Christos Theodoropoulos – 33 Junior Road

Application of Christos Theodoropoulos 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. Mr. Theodoropoulos stated they bought the home a few years ago and would like to expand the home for their young family. After meeting with contractors/architects they discovered the presence of asbestos. This along with the current configuration of the home with a center staircase and chimney make it difficult to expand the existing house, so instead they are proposing to demolish the existing home and construct a new home. A site plan showing the existing footprint and the proposed footprint was provided. The Planner's Agenda Review provided a comparison of house sizes in the neighborhood. 48 and 50 Junior Road also received special permits to construct homes in excess of 1,600 sq. ft. finished living area and 2,200 sq. ft. total area in 2018. Commissioners asked general clarifying questions about the size and configuration of the proposed new home and for confirmation the new driveway will use the existing curb cut/driveway location.

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

The public hearing closed at 7:20 p.m.

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

VOTED: To approve 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 as presented and on file in the Planning Office.

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

Application for special permit to convert commercial office use to one-bedroom apartment located at 780 Farmington Avenue, FC/FV zone. Jack Kemper presented the request to convert an existing 518 sq. ft. office space to a one-bedroom apartment. If this conversion is approved the only other business in the building remaining will be the barber shop. Photos of other spaces converted to apartment spaces were provided for informational purposes of the finishes used. The Commissioners did not express concern with this request.

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

The public hearing closed at 7:26 p.m.

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

VOTED: To approve 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 as presented and on file in the Planning Office.

Metro Realty Management Corporation – 1690 New Britain Avenue and 8562 New Britain Ave

Application for special permit and site plan approval for lot line adjustment between 1690 New Britain Avenue and a portion of Lot 8562 New Britain Avenue resulting in an increase in site impervious coverage for 1690 New Britain Avenue, C1 zone. Kyle Richards explained the proposed lot line revision, as shown on the provided site plan, would allow for the separation of the 1690 New Britain Avenue commercial building with parking area and the 8562 New Britain Avenue excess land to the north. Both lots will remain zoning compliant. The lot line adjustment increases site coverage from 43.3% to 64.9% for 1690 New Britain Avenue and this increase requires a special permit and site plan review. The site plan presented shows the addition of landscaping and a water quality basin east of the parking area. The increase in stormwater quality management measures are required to accommodate the increased impervious coverage. Additional landscaping is required due to increased lot coverage. Commissioners asked the applicant to confirm they are comfortable addressing comments to the satisfaction of staff. Mr. Richards responded yes. The Commission asked general questions regarding parking. The parking table portion of the presentation was reviewed. Tom Daly, SLR Consulting, provided technical details regarding the increased impervious coverage and the stormwater quality basin proposed and confirmed thirty-four parking spaces along the northerly property line will be removed.

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

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

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

VOTED: To approve the Metro Realty Management Corporation application for special permit and site plan approval for lot line adjustment between 1690 New Britain Avenue and a portion of Lot 8562 New Britain Avenue resulting in an increase in site coverage for 1690 New Britain Avenue, C1 zone as presented and on file in the Planning Office, conditioned to address engineering comments and plan agenda review comments.

402 Farmington Ave, LLC – Lot 9249 Farmington Avenue

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. Kyle Richards presented the request for special permit for rock crushing of material to be left on site. He explained that during the retaining wall installation it was discovered more material than planned needed to be removed for stability reasons. They now have more rock than anticipated and are planning two periods of rock crushing. The first round will be conducted this fall and will last about three weeks, and the second approximately three to four weeks sometime next spring when weather allows. The first phase of crushing will process the rock that was generated from the recent installation of a retaining wall on the western and northern boundaries of the site. The second phase of crushing will process the rock that is expected to be generated when the site is trenched for the installation of utilities. Commissioners asked for confirmation that all material will remain on site. Mr. Richards responded yes. Eddy Majewski, Construction Project Manager for Metro Realty, confirmed the rock crusher had to be positioned as shown on the plan to allow for filling of a low spot in the southwest corner of the property. Mr. Majewski confirmed there will only be one rock crusher on site and there will be no conveyors on site; given this, he expects the noise to be considerably less than that of the original rock crushing operation. The Commission expressed some concern about the level of noise and duration of the operation. Hours for rock crushing were recommended to be 9am to 3pm with noise monitoring.

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

The public hearing closed at 8:03 p.m.

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

VOTED: To approve 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 as presented and on file in the Planning Office.

PLANNER'S REPORT

792 Farmington Avenue

The owner would like to install an ADA ramp for unit 106. The site plan and ramp details were presented. This plan does not appear to impact parking, but a parking space will need to be

striped for handicap parking. Town Planner Rutherford asked if the Commission was comfortable with staff review as this already requires the Farmington Historic District Commission review. The Commission did not request a formal site plan application.

2 Mill Lane

The owner would like to install an ADA ramp at 2 Mill Lane. The building is owned by Miss Porter's School and the work proposed is all on the east side of the building. Site plan with ramp details was presented for the Commission's review. The Commission agreed staff can review for compliance. No formal site plan application is required.

October 23, 2023 Meeting

The Town Planner reviewed upcoming public hearings and asked the membership if they would like hard copies of plans or if electronic copies were enough. For the 220 Farmington Avenue application no hard copies were requested. However, the 8562 New Britain Avenue application all Commissioners, except Commissioner Halstead who will be absent at that meeting, requested hard copies. Accessory Apartment Regulation amendment, staff is reviewing the application submitted by the Galvins.

MINUTES

Meeting Minutes

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

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

The meeting was adjourned at 8:30 p.m.

SJM