

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
October 23, 2023

Present for the hybrid meeting were Chair St. James, Commissioners Carrier, Halstead, Hutvagner, Sanford (at 7:03pm) and Alternate Commissioner Bandle. Town Planner Rutherford, Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m. Town Council Liaison Vibert was also present.

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

Secretary Halstead read the legal notice into the record.

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

NEW BUSINESS

Harry E. Cole & Son – 222 Talcott Notch Road

Harry E. Cole & Son has submitted the first request for 90-day extension for filing of subdivision mylar maps for 222 Talcott Notch Road. The subdivision was approved July 31, 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.

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

VOTED: To approve the Harry E. Cole & Son request for 90-day extension dated October 9, 2023 for filing of subdivision mylar maps for 222 Talcott Notch Road.

Miss Porter's School Inc. – 2 Mill Lane

Application for classroom and assembly use, Commissioner review per Article IV, Section 12, B1 zone. Jackie Murray, Miss Porter's School, stated they are hoping to renovate the first floor for classroom, seminar and assembly space uses. There are currently three parking spaces in front of the building and additional parking is available at all other Miss Porter's School parking areas. The Commission asked how often the space will be used in the evening. Ms. Murray responded it will not be a regular use, likely once or twice a month.

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

VOTED: To approve the Miss Porter's School Inc. application for classroom and assembly use, Commissioner review per Article IV, Section 12, 2 Mill Lane, B1 zone, as presented and on file in the Planning Office.

Michael Lavoie – 12 Winthrop Drive

Accept the Michael Lavoie application for special permit for home business for the raising of rabbits and keeping of poultry, R9 zone and schedule public hearing (recommend hearing date of December 11, 2023).

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

VOTED: To accept the Michael Lavoie application for special permit for home business for the raising of rabbits and keeping of poultry at 12 Winthrop Drive, R9 zone and schedule public hearing for December 11, 2023.

2024 Meeting Schedule

Adopt the 2024 Town Plan & Zoning Commission/Aquifer Protection Agency Meeting Schedule.

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

VOTED: To adopt the 2024 Town Plan & Zoning Commission/Aquifer Protection Agency Meeting Schedule as presented.

PUBLIC HEARING

220 Associates LLC – 220 Farmington Avenue

Application for change of zone from BR to B1 for property located at 220 Farmington Avenue.

Application for special permit and site plan approval to expand medical office use for entire building located at 220 Farmington Avenue. Phil Doyle, LADA, requested the presentation for both applications be conducted simultaneously, and the Commission agreed.

Mr. Doyle provided some history of the site uses and the request to expand the medical office use for the entire building. With the expanded medical office use, the parking requirements have changed, requiring more parking to satisfy the zoning requirements. The site plan proposes to make the parking area more efficient with a request to construct 25% of the spaces as compact, to defer 25% of the parking spaces and implement stormwater improvements. The site plan was presented showing the existing site coverage, proposed fully developed site plan, the location of proposed deferred parking and the compact spaces. The change of zone request is related to the parking located toward the front of the building. The B1 zone has a front yard requirement of 20 ft. allowing the parking to be as close as 20 ft to the front property line. As shown on the plan the parking will be 25ft. from the front property line. Commissioners asked about the current occupancy of the building, deferred parking and if lighting will change. Mr. Doyle reviewed the proposed location of deferred parking, discussed the occupancy of the building and the proposed lighting improvements. Lastly, the Commission asked for confirmation that the existing curb cut with remain in the same location. Mr. Doyle responded yes.

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

The public hearing closed at 7:30 p.m.

Change of Zone:

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

VOTED: To approve the 220 Associates LLC application for change of zone from BR to B1 for property located at 220 Farmington Avenue as presented and on file in the Planning Office.

The Zone Change shall have an effective date of 16 days after the legal notice is published.

Special Permit & Site Plan

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

VOTED: To approve the 220 Associates LLC application for special permit and site plan approval to expand medical office use for entire building located at 220 Farmington Avenue as presented and on file in the Planning Office with the following conditions:

1. Defer the immediate installation of up to 25% of the required parking spaces, or 18 spaces, per Article IV. Section 8.A.8.
2. Install up to 25% of the parking as compact spaces (18 spaces), per Article IV, Section 8.A.9.
3. Install 9ft x 18 ft parking spaces with 24 ft drive aisle, per Article IV, Section 8.A.19.
4. Address Engineering comments to the satisfaction of town staff.
5. A note shall be added to the plan indicating: The applicant / owner, its successors, shall agree to construct the spaces which have been waived within six months of a request by the Commission or Town Staff to do so.
6. The effective date of the Special Permit and Site Plan approval shall be 17 days after the legal notice is published.

Town of Farmington – 10 Monteith Drive

Application for special permit to expand use of turf field lights for eight (8) additional games (four games for High School Athletics and four games Community/Recreation) and PA System request for full use for all official high school games and Community/Recreation night games and limited use for all other youth recreational games located at 10 Monteith Drive, R40 zone. Kathryn Krajewski, Assistant Town Manager, presented details of the current approval for the turf field lights and number of games/events. She explained testing conducted this past summer to check the PA system noise levels as it relates to the Town's Noise Ordinance. As a result the sound controls have been set and locked to a level below the allowable decibel levels of the Ordinance. Assistant Town Manager Krajewski summarized the request as follows: the approval of twenty-two (22) nights per year to be allocated as follows: 18-nights for Farmington High School Athletics (includes the fourteen (14) games they are already approved for, and adds four (4) additional games), and four (4) nights for Farmington Recreation programs. In addition, the following conditions were presented for TPZ consideration:

1. Night games shall begin at or after 6:00 p.m. and conclude no later than 9:30 p.m.
2. For the fall and early spring, weekday practices and games beginning before 6 p.m. may have use of the lights due to limited daylight, and must conclude by 8:15 p.m.
3. The loudspeaker, for announcements or music, may be used for all official high school athletic games and special school related events, at an appropriate decibel level per the Town's noise ordinance.
4. The loudspeaker, for announcements or music, may be used for Farmington Community/Recreation night games (4 games), at an appropriate decibel level per the Town's noise ordinance.

5. Use of the PA system for all other Farmington Recreation games is limited to introductions and general announcements before the game(s), the playing of the National Anthem, and halftime music and announcements, at an appropriate decibel level per the Town's noise ordinance.

Commissioners asked clarifying questions about the use of lighting, noise testing, additional games in the fall vs. spring seasons.

Nicole Morin, 135 Birdseye Road, spoke in support of the application.

Ellyn Stosuy, 134 Farmington Chase Crescent, spoke in support of the application. (spoke twice)

Kristen Kirsch, 28 Orchard Road, spoke in support of the application. (spoke twice)

Marylouise Jannetto, 800 Plainville Avenue, spoke in support of the application.

Bernadette Longfield, 49 Knollwood Road, spoke in opposition to the application expressing concern with the noise of the PA system.

Jason Arnold, 14 Essex Court, spoke in support of the application.

Katherine Zelko, 19 Lantern Court, spoke in support of the application.

Sin Ngeow, 37 Knollwood Road, expressed concern with the noise of the PA system.

The public hearing closed at 8:47 p.m.

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

VOTED: To approve the Town of Farmington application for special permit to expand use of turf field lights for eight (8) additional games (four games for High School Athletics and four games Community/Recreation) and PA System request for full use for all official high school games and Community/Recreation night games and limited use for all other youth recreational games at 10 Monteith Drive, R40 zone as presented and on file in the Planning Office with the following conditions:

1. The PA System sound shall be monitored within the first two weeks of the 2024 spring sports season and once during the current 2023 fall season for compliance with the Town's Noise Ordinance.
2. Monitoring of the PA System shall continue one time per season until one year after the new High School is open (Spring 2026).
3. The Commission strongly recommends researching and installation of an upgrade to the PA System.

PLANNER'S REPORT

1035 Farmington Avenue

Green Tails is moving to 1035 Farmington Avenue and would like to install a sign at the new location in the same location as the prior tenant, Claudia's. The sign will be smaller than the previous sign. The Commissioners did not express concern about this proposal and agreed the sign could be approved administratively.

MINUTES

Meeting Minutes

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

VOTED: To approve the October 11, 2023 Town Plan & Zoning Commission meeting minutes.

The meeting was adjourned at 9:11 p.m.

SJM