

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
February 26, 2024

Present for the hybrid meeting were Chair Halstead, Commissioners Canto, Carrier, St. Germain, Sanford and Alternate Commissioners Polsky, Tucci. 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. Commissioner St. Germain was present online.

Commissioner Bandle and Alternate Commissioner Zimmermann were absent.

NEW BUSINESS

Carrier Holdings, LLC – Dominique’s Court and 114 Red Oak Hill Road

Commissioner Carrier recused himself from this matter and left the room.

Alternate Commissioner Polsky was appointed to vote in place of absent Commissioner Bandle. Alternate Commissioner Tucci was appointed to vote in place of Commissioner Carrier.

Request for 90-day extension of time for the filing of re-subdivision mylar (second request). The 8-lot R-30 subdivision located at 7 Coppermine Rd. (a.k.a. Dominique’s Court) and 114 Red Oak Hill Road was approved by the Plan and Zoning Commission on June 12, 2023. The applicant has requested additional time to address final conditions of approval and prepare final easement and open space documents. Per the Subdivision Regulations the Commission may grant up to two 90-day extensions. The first extension was granted late fall 2023. This is the second 90-day extension request. The applicant has been working with CT Water regarding water service.

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

VOTED: To approve the Carrier Holdings, LLC second request for 90-day extension of time for the filing of re-subdivision mylar for Dominique’s Court and 114 Red Oak Hill Road.

Bradley Finocchio – 8456 Main Street

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

Accept application for special permit to construct new home and pool in ridgeline protection area and expanded home in excess of 4,000 sq. ft. of living area and 5,000 sq. ft. of total area, not to exceed 7,200 sq. ft. in total at 8456 Main Street, R40 zone and schedule public hearing (recommend hearing date of March 25, 2024).

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

VOTED: To accept the Bradley Finocchio application for special permit to construct new home and pool in ridgeline protection area and expanded home in excess of 4,000 sq. ft. of living area and 5,000 sq. ft. of total area, not to exceed 7,200 sq. ft. in total at 8456 Main Street, R40 zone and schedule public hearing for March 25, 2024.

EBM-Papst, Inc. – 100 / 110 Hyde Road

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

Accept application for special permit and site plan approval for addition to building and related site improvements at 100 / 110 Hyde Road, CR/C1 zone and schedule public hearing (recommend hearing date of March 25, 2024).

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

VOTED: To accept the EBM-Papst, Inc. application for special permit and site plan approval for addition to building and related site improvements at 100 / 110 Hyde Road, CR/C1 zone and schedule public hearing for March 25, 2024.

Town of Farmington – 14 Westwoods Drive

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

Accept application for special permit and site plan approval to install a splash pad, pickleball courts and accessory building to house equipment/restrooms for splash pad and pickleball courts at 14 Westwoods Drive, R40 zone and schedule public hearing (recommend hearing date of March 25, 2024).

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

VOTED: To accept the Town of Farmington application for special permit and site plan approval to install a splash pad, pickleball courts and accessory building to house equipment/restrooms for splash pad and pickleball courts at 14 Westwoods Drive, R40 zone and schedule public hearing for March 25, 2024.

Farmington Town Plan & Zoning Commission

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

Accept application for amendment to the zoning regulations to comply with PA 23-142 regarding Family and Group Child Care Home and Daycare Center and schedule public hearing (recommend hearing date of March 25, 2024).

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

VOTED: To accept the Farmington Town Plan & Zoning Commission application for amendment to the zoning regulations to comply with PA 23-142 regarding Family and Group Child Care Home and Daycare Center and schedule public hearing for March 25, 2024.

Jack Kemper – 16 White Oak Road

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

Accept application for special permit for expansion of home in ridgeline protection area at 16 White Oak Road, R80 zone and schedule public hearing (recommend hearing date of April 8, 2024).

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

VOTED: To accept the Jack Kemper application for special permit for expansion of home in ridgeline protection area at 16 White Oak Road, R80 zone and schedule public hearing for April 8, 2024.

Jennifer Villa – 303 & 8487 Meadow Road

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

Accept application for special permit for event permit (Music on the Farm Summer Music Series) at 303 & 8487 Meadow Road, R40/CR zone and schedule public hearing (recommend hearing date of April 8, 2024).

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

VOTED: To accept the Jennifer Villa application for special permit for event permit (Music on the Farm Summer Music Series) at 303 & 8487 Meadow Road, R40/CR zone and schedule public hearing for April 8, 2024.

PLANNER'S REPORT

1684 Farmington Avenue

Town Planner Rutherford stated the owner of the former Best Cleaner's business has a laundromat business interested in leasing the building. After extensive discussions with the proposed tenant, they propose no change to the building footprint or driveway access/parking. They will have 15 washing machines and 20 dryers for customer use and the facility will operate with a part-time attendant; with a phone number posted to report operational issues outside of the attendant hours. The hours of operation are 7am to 9pm seven days a week. They may do some exterior lighting and a new sign. The Commission will be kept informed on any proposed changes. The Commission agreed this is a like for like replacement with respect to the use of the facility and permitting with the TPZ is not required for occupancy by the laundromat. Exterior lighting and signs will require review.

1085 Farmington Avenue

Dunning Sand & Gravel Co. is replacing the Green Tails freestanding sign. The location of the sign will not change but they need to replace the posts and panel. Existing ground lighting will remain in place for the new sign. When the weather allows, they are also proposing to add a

stone base to the new sign. The Commission agreed this is a like for like replacement and permitting with the TPZ is not required.

April 8, 2024 TPZ Meeting Attendance

Commissioners are asked to let staff know if there is a conflict with attending this meeting due to the April school vacation schedule.

MINUTES

February 12, 2024

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

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

VOTED: To approve the February 12, 2024 Town Plan & Zoning Commission meeting.

The meeting adjourned at 7:22 p.m.

SJM