

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
March 11, 2024

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

Secretary Sanford read the legal notice into the record.

The board is functioning with a one-member vacancy for this meeting and thus transacted business with five voting members.

NEW BUSINESS

Carrier Group, Inc. – Lots 8517 & 8518 Morea Road

Request for 90-day extension of time for the filing of subdivision mylar (second request). The 25-lot R40 cluster subdivision of Lots 8517 & 8518 Morea Road was approved by the Commission on May 22, 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 December 11, 2023. This is the second 90-day extension request.

Upon a motion made and seconded (Sanford/St. Germain) it was

VOTED: To approve the Carrier Group, Inc. second request for 90-day extension of time for the filing of 25-lot R40 cluster subdivision mylar for Lots 8517 & 8518 Morea Road.

8774 Scott Swamp LLC – Lots 8774 & 172 Scott Swamp Road

Accept application for special permit and site plan approval for contractor yard development and associated site improvements in CR zone and schedule public hearing (recommend hearing date of April 8, 2024).

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

VOTED: To accept the 8774 Scott Swamp LLC application for special permit and site plan approval for contractor yard development and associated site improvements in CR zone and schedule public hearing for April 8, 2024.

PUBLIC HEARING

Chair Halstead explained the public hearing process to the public.

Town of Farmington – 10 Monteith Drive

Application for special permit for renovation of 1928 Building in the R40 zone. *Continued from February 12, 2024.* Russ Arnold, PE, Town Engineer/Director of Public Works, presented the proposed renovation site plan for the 1928 Building. Temporary parking adjacent to the library was originally proposed to be fully removed but during discussions with the library, they would like to keep twenty-two spaces for activities such as the summer concert series. The new tennis court location has been shifted further away from the western property line and is now proposed behind the 1928 Building. The parking lot east of the 1928 Building, one row was moved north. In an effort to keep material on site, approximately 30,000 cy of material will be placed and graded at the bottom of the “F” hill in front of the 1928 Building, removing and filling in a majority of the temporary parking lot. The original cafeteria/auditorium/gym space is proposed as a multipurpose area for the renovated building. Chris Nardi, Silver Petrucelli & Associates, explained the Town Hall functions will be moved to the renovated 1928 Building. He described the addition of a new entrance with a secure vestibule and reception area, and the office layout for each floor. Mr. Nardi presented elevations stating the exterior materials will be restored in kind, exit stairs will be restored, the exterior where additions will be removed will be restored to the 1928 Building material/style and a new patio entry way was presented. Tom Swale, Benesch, presented the planting plan around the building, parking lot and walkway. Mr. Arnold presented details of the drainage plan associated with the conversion of the temporary parking lot back to lawn, including grading of the hill. He also reviewed the grading and drainage for the new parking lot to the west of the 1928 building, including the installation of perforated pipe which will promote infiltration of the stormwater. He has reviewed a list of comments generated by staff which will be incorporated into the design plans. The plan is to go to bid in May 2024. Mr. Nardi added in collaboration with the high school team they are incorporating the same light fixtures into this renovation project. Commissioners asked if there would be flood lights on the building visible from the road. Mr. Arnold responded existing wall packs will be replaced. The Commission asked about timing for completion of this project. Mr. Arnold responded they are hoping for September 2025. Commissioners asked about parking, commenting there are a lot of activities taking place at the same time and if they foresee an issue with parking. Mr. Arnold reviewed the site plan parking layout and that they will be waiting to see how it all works but, if need be, they will designate parking areas for specific uses.

There was one unidentified, inaudible comment from the audience.

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

Upon a motion made and seconded (Sanford/St. Germain) it was unanimously

VOTED: To approve the Town of Farmington application for special permit for renovation of 1928 Building in the R40 zone as presented and on file in the Planning Office.

Nagaprasanna Nagarajan – 8 Circle Drive

Application for a special permit for home business use (commercial kitchen), R9LG zone. Mr. Nagarajan presented their request to construct a commercial grade kitchen in the existing garage of their home. He proposed to construct a new garage in front of the existing garage at some point in the future. The commercial kitchen will be used by his wife to prepare meals for delivery. They would like a separate kitchen for this purpose. His wife will create a menu and

people interested will call in orders. Cooking and deliveries will be conducted from 8am to 5pm. Commissioners asked for clarification on how they will get supplies for cooking to the house. Mr. Nagarajan responded they will do their own shopping. The Commission asked if the kitchen layout provided was the final kitchen layout plan. Mr. Nagarajan responded it was a rough plan. He will be meeting with the health department to make sure the kitchen meets all their requirements. Mr. Nagarajan was asked to confirm that meals will be provided via delivery only. He confirmed. When asked how many meals will be prepared, Mr. Nagarajan responded it is difficult to know exactly but he anticipated she will cook for a couple families. Commissioners asked if there will be extra trash generated with the commercial kitchen operation and if there will be employees. Mr. Nagarajan responded no extra trash and no employees. Mr. Nagarajan confirmed there will be no outdoor changes or signs associated with the commercial kitchen operation.

Roland Cyr, 5 Pine Drive, expressed concern with ventilation and fire suppression due to the closeness of neighboring homes.

Mr. Cyr read a letter dated March 8, 2024 from Virginia Noveck, 3 Pine Drive, in opposition to the application. Her letter expressed concern with traffic.

James Libby, 73 Lake Garda Drive, expressed concern with trash, fumes and noise associated with the commercial kitchen use.

There was no public comment online.

Mr. Nagarajan responded they will deliver food and will do their own shopping so there is no increased traffic. As far as an increase in trash, he does not know if it will increase, but he does not believe it will.

The public hearing closed at 8:17 p.m.

A motion was made and seconded (Sanford/Canto) to approve the Nagaprasanna Nagarajan application for special permit for home business use (commercial kitchen), R9LG zone as presented and on file in the Planning Office.

During discussion of possible conditions of approval, Town Planner Rutherford asked to reopen the public hearing so that written correspondence received prior to the meeting could be made part of the record.

Commissioner Sanford moved and Commissioner Canto seconded rescinding their prior motion.

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

VOTED: To reopen the public hearing at 8:26 p.m.

Town Planner Rutherford displayed written correspondence dated March 10, 2024 from David Neal, 6 Circle Drive in opposition to the application and written correspondence dated March 10, 24 from Ken Lipshez, 4 Circle Drive in opposition to the application.

James Libby, 73 Lake Garda Drive, spoke again expressing concern with the operations associated with the commercial kitchen use. He asked the Commission if they would like this next to their home.

The public hearing was closed at 8:28pm

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

VOTED: To approve the Nagaprasanna Nagarajan application for special permit for home business use (commercial kitchen), R9LG zone as presented and on file in the Planning Office with the following conditions:

1. Meals are to be delivered only, no on-site pickup; and
2. All residential noise ordinances shall be followed.

PLANNER'S REPORT

222 Talcott Notch Road

The mylar maps for this approved two-lot subdivision have been signed by Chair Halstead and are ready for filing on the Land Records.

Homewood Suites – 2 Farmglen Blvd

They are rebranding updating their signs at 2 Farmglen Blvd. All updates are like for like replacements. No concern expressed by the Commission.

Subedge Farm – 199 Town Farm Road

Town Planner Rutherford asked if there were any concerns from the Commission regarding signing a liquor permit associated with a weekly farm pizza night to be held on Saturday's from 4-8pm during the summer and early fall, weather permitting. There was no concern expressed by the Commission.

ConnectiCare – 175 Scott Swamp Road

ConnectiCare would like to move their sign on Building 1 to Building 2 because they will only be occupying Building 2. There was no concern expressed by the Commission.

Appeal – 34 West District Road

An appeal has been filed of the decision for 34 West District Road. The Commission will be given updates as they become available.

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 26, 2024

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

VOTED: To approve the February 26, 2024 Town Plan & Zoning Commission meeting.

The meeting adjourned at 8:45 p.m.

SJM