

TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION  
MEETING MINUTES  
April 8, 2024

Present for the hybrid meeting were Acting Chair Sanford, Commissioners Afshar, Bandle, Canto, Halstead and Alternate Commissioners Polsky, Zimmermann (at 7:42pm). Town Planner Rutherford and Clerk Michaud were also present. The meeting was called to order at 7:02 p.m.

Present in the Council Chambers were all Commission members except Commissioner Halstead and Alternate Commissioner Zimmermann were present online. Town Planner Rutherford, Clerk Michaud, and Town Council Liaison Wlodkowski (until 9pm) were present in the Council Chambers.

Acting Secretary Bandle read the legal notice into the record.

Alternate Commissioner Polsky was appointed to participate in place of absent Commissioner St. Germain.

### **NEW BUSINESS**

#### **ADRC Reappointment**

The Architectural Design Review Committee (ADRC) is advisory to the Town Plan and Zoning Commission for the purposes of reviewing projects within the Center Districts and Midpoint Development District for conformance with architectural and landscape standards. The following members' terms expire in 2024 and all are agreeable to being reappointed for another three-year term: Jack Kemper, Bob Sanford, Sheldon Crosby, Peter VanBeckum and Tim LeBouthillier.

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

VOTED: To reappoint Jack Kemper, Bob Sanford, Sheldon Crosby, Peter VanBeckum and Tim LeBouthillier to the Architectural Design Review Committee for another three-year term.

#### **CGS 8-24 Referral – 319 New Britain Avenue**

In 2023, the Town of Farmington commissioned a HVAC Systems Condition Analysis Report for four Town-owned buildings: Farmington Town Hall, Farmington Police Department, Farmington Community & Senior Center, and the Farmington Highway Garage. The Police Department was determined to be the most critical, as the systems frequently fail, require unscheduled repair calls, and are at the end of their useful service life. As an example, the Air Conditioning Units (ACU) were inoperable for an estimated 6 weeks this past summer. The Police Department roof is 22 years old, original to the building, and has leaks that frequently require repair. It is scheduled to be replaced in next year's capital budget. The ACU's are rooftop units, and it will be more efficient and economical if the roof is replaced at the same time as the HVAC replacement.

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

VOTED: To forward a positive referral to the Town Council in support of the replacement of an HVAC system and roof at the Town of Farmington Police Facility located at 319 New Britain Avenue, Unionville.

CGS 8-24 Referral – 50 Judson Lane

This roof replacement project was identified in the K-8 Facilities Study. The West Woods roof is the original to the building and is 22 years old. This project is also subject to partial State reimbursement.

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

VOTED: To forward a positive referral to the Town Council in support of the replacement of the roof at West Woods Upper Elementary School located at 50 Judson Lane.

Noreen Galvin – 162 Woodpond Road

Accept application for special permit to have a detached accessory dwelling unit above an existing garage in the R20 zone and schedule public hearing (recommend hearing date of May 6, 2024).

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

VOTED: To accept the Noreen Galvin application for special permit to have a detached accessory dwelling unit above an existing garage at 162 Woodpond Road, R20 zone and schedule public hearing for May 6, 2024.

Farmington West Estates Ltd Ptns – Snowberry Lane and Governor's Pride

Accept application for 10-lot subdivision of Governor's Pride (Phase VI-A) and schedule public hearing (recommend hearing date of May 20, 2024).

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

VOTED: To accept the Farmington West Estates Ltd Ptns application for 10-lot subdivision of Governor's Pride (Phase VI-A) and schedule public hearing for May 20, 2024.

**PUBLIC HEARING (7:13pm)**

Acting Chair Sanford explained the public hearing process to the public.

Town of Farmington – 14 Westwoods Drive

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. Russ Arnold, PE, Town Engineer/Director of Public Works, presented the project to install pickleball courts, office building with restrooms/changing rooms and splash pad in the area behind the firehouse and east of the parking area. Each water fountain

at the splash pad will have separate water access and activation. The accessory building will have an office, restroom/changing rooms, storage and utility rooms. Four pickleball courts will be constructed initially with the ability to construct four additional courts in the future if needed. Dylan Reilly, Civil Engineer, presented the parking lot expansion and drainage improvements. The site plan provided shows an additional eighty parking spaces, additional ADA parking spaces and the sidewalk will extend along the eastern edge of the parking lot, connecting to the existing perimeter sidewalk. North and west of the parking area are stone drainage trenches for sheet flow runoff. Mr. Reilly explained the drainage system from the sheet flow off of the parking lot to the stone trenches to the underground detention storage basins and finally discharges to the storm drainage swale to the west of the parking lot. Existing public water service will be extended to the proposed splash pad and electric service conduit will be extended for future court lights. Mr. Arnold stated the accessory building will be a metal frame building with vinyl siding. The operation for the pickleball courts is anticipated to be 7am to sunset and hours of operation for the splash pad are anticipated to be 10am to 7pm. Water can be monitored remotely for the splash pad. Commissioners asked if the water used at the splash pad will be treated. Mr. Arnold responded the water will be standard public water service from Connecticut Water. As a follow-up the Commission asked if the water will be recycled. Mr. Arnold responded no. Commissioners asked for additional general information regarding the length of a typical pickleball game, if first aid kits will be available on site, if water is shut off at the end of the day and the number of ADA parking spaces that will be provided. Mr. Arnold responded with examples on the typical pickleball game. Yes, first aid kits will be on site for both the pickleball courts and splash pad areas. Water will be turned on each day and shut off at the end of the day. The total number of ADA parking spaces will be six.

#### In-Person Public Comment

Susan Helm, 3 Greencrest Drive, spoke in opposition to the application expressing concern with increased traffic.

#### Online Public Comment

Arleen Kline, 43 Cope Farms Road, asked how much water will be used, if the water will be on all the time, provision of trash receptacles, will this be open to people out of town, what if the site is under utilized and commented on noise created by pickleball games and general comments on notice of the hearing. Mr. Arnold responded by restating how water will be turned on and off each day, trash receptacles will be added, the courts and splash pad are open to the public and are free to use at this time. If down the road the courts and splash pad are found to be under utilized the Town will consider alternatives at that time.

Mr. Arnold stated the splash pad area will be fenced in. Proposed traffic was reviewed and although there is an expected increase, there will not be a significant impact to traffic at this site.

Lisa Troy, 27 Tall Timbers Drive, asked if other locations such as Tunxis Mead were considered. Mr. Arnold responded yes, they have looked at Tunxis Mead but given the intensity of existing activities and wetlands, added these recreation activities would be too much of an impact to that location.

The public hearing closed at 7:55 p.m.

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

VOTED: To approve the Town of Farmington application for special permit and site plan to install a splash pad, pickleball courts and accessory building to house equipment/restrooms at 14 Westwoods Drive, R40 zone, waivers to Article IV, Section 13.B.11 Interior Parking Lot Landscape Requirements and Article IV, Section 8.A.19. Parking Stall Size and Drive Aisles as presented.

Jack Kemper – 16 White Oak Road

Application for special permit for expansion of home in ridgeline protection area at 16 White Oak Road, R80 zone. Mr. Kemper presented details about the proposed expansion of the existing home. The existing garage will be converted to living space with a second story playroom and a new three-car garage will be constructed to the east (onto the front of the home). The second story above the main home will be expanded toward the front of the home and a covered porch will also be added. Finally, a one-story bedroom addition on the front of the existing northern wing of the house is proposed. Mr. Kemper reviewed detail cross section plans and the overall height increase noting all proposed additions will be away from the ridgeline protection area. Four trees are proposed to be removed to accommodate the garage addition. Commissioners asked for confirmation there are no proposed encroachments to the ridgeline protection area. Mr. Kemper confirmed. Commissioners commented the chimney may need to be raised and the septic system may require modification by the health district. Town Planner Rutherford responded the health district has to approve the project as part of the building permit process. Mr. Kemper responded the chimney may need to be raised.

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

The public hearing closed at 8:11 p.m.

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

VOTED: To approve the Jack Kemper application for special permit for expansion of home in ridgeline protection area at 16 White Oak Road, R80 zone as presented and on file in the Planning Office.

Jennifer Villa – 303 & 8487 Meadow Road

Commissioner Halstead recused himself from this matter. Alternate Commissioner Zimmermann was appointed to participate in place of Commissioner Halstead.

Application for special permit for event permit (Music on the Farm Summer Music Series), at 303 & 8487 Meadow Road, R40/CR zone. Ms. Villa presented her request stating the Music on the Farm event series would take place approximately 80% on the privately owned property at 303 Meadow and approximately 20% of the town leased fields. This event series would include local musicians playing from 6-8:45 (with breaks). The music would be played from one of the barns on the private property of 303 Meadow Road (see map provided). The speakers would be facing the Southern side of the property in the direction of the town leased fields and away from all neighbors on North, East and West sides. The farmstand and cut your own flower garden would be open during the event. There will be cornhole set up on the lawn (part of the

town leased land). Primary parking would be in front of the farmstand and overflow parking would be on town leased land (as noted in map). There will be farm staff directing the parking. These areas have been used for parking at all other farm events that haven't required special permit. There would be (1) food truck and (1) beverage truck each night of the series. The trucks would have proper permitting/licensing with the health department. There is very minimal set up and breakdown. This is a free event to the public with a goal of increasing farm exposure and providing a beautiful community event at which the farm can be shared on a summer evening. The event will also create a unique opportunity for attendees to enjoy the Cut Your Own Flower Garden on summer evenings. The flower garden is typically only open mornings (when flowers don't wilt). The farm is not open any other evenings during flower season. As far as Ms. Villa is aware there have been no issues with her other events. This event will be run and managed like all other events, by herself and farm staff. She indicated she holds herself to a high standard of running well-managed, quality events that are greatly enjoyed and appreciated by attendees. The reason she is adding this event is multiple. Unfortunately, agritourism and special events are necessary for most farms to survive. She can provide examples of many CT farms that have held similar events. Unfortunately, the general public doesn't value locally grown produce and most people spend a very small percentage, if any, of their grocery money on local farm stands. This farm would probably be out of business without events to increase revenue and exposure. This farm property is a beautiful and unique feature of Farmington with a 200-year history. The farm and the events at the farm add to the appeal, charm and quality of life in Farmington. She sincerely hopes the town manager, officials and the planning and zoning commission will continue to support the events that allow this farm to survive. Ms. Villa also submitted a number of letters in support of her application. Commissioners asked for clarification on how loud the music will be. Ms. Villa talked to the person that coordinates the music and they did not know the decibel level but she stated it isn't that loud, comparing it to the sound of a lawnmower or weed trimmer. Commissioners asked if lighting will be provided. Ms. Villa responded no, the music will end before sunset late July and early August so no lighting is needed. Ms. Villa talked about the type of music and how traffic/parking on site is managed. The Commission commented Ms. Villa's website offers the property for private events. Ms. Villa responded, yes she advertises on her website but she has not had a private event. Ms. Villa was asked if she was amenable to measuring sound levels during the concert series. Ms. Villa agreed.

#### In-person Public Comment

Betsy Wojtyniak, 54 Carriage Drive, spoke in support of the application commenting you can hear the music but that it is not very loud.

#### Online Public Comment

Christopher St. James, 11 Brightwood Road, spoke in support of the application.

#### Written Correspondence

Anonymous correspondence in opposition dated April 1, 2024 received.  
Jan Carpenter, 292 Meadow Road, letter in support dated April 3, 2024.  
Luyi Xia and Donglin Jia, 318 Meadow Road, letter in support dated April 2, 2024.  
Maria Summa, 19 Indian Hill Road, letter in support dated April 2, 2024.  
Margaret Heiner, 29 Mountain Spring Road, letter in support dated April 1, 2024.  
Mary Louise Wadsworth, letter in support dated April 2, 2024.

Ted & Becky Jones, 55 Wolf Pit Road, letter in support dated April 2, 2024.  
Leontine Thomson, 122 Town Farm Road, letter in support dated March 28, 2024.  
Emily Kaliney, 30 High Street, letter in support dated April 4, 2024.  
Lisa Johnston, letter in support dated April 2, 2024.  
Meghan Naujoks, 5 Trumbull Lane, letter in support dated April 4, 2024.  
James Moreno, 50 Carriage Drive, letter in support dated April 3, 2024.  
Jane Moreno, 50 Carriage Drive, letter in support dated April 4, 2024.  
Lance Violette, 131 River Road, letter in support dated April 2, 2024.  
Rudy & Ellen D'Angelo, 306 Meadow Road, letter in support dated April 4, 2024.  
Scott Loveland, 339 Meadow Road, letter in opposition dated April 5, 2024.  
Teresa Janiszewski, 31 Centerbrook Drive, letter in opposition dated April 7, 2024.  
Ron Janeczko, 44 Centerbrook Drive, letter in opposition dated April 7, 2024.  
Katherine Wadsworth, 40 Meadow Lane, letter in support dated April 6, 2024.

The public hearing closed at 8:49 p.m.

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

VOTED: To approve 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 as presented and on file in the Planning Office with the following conditions:

1. Limit permit to one-year for review for conformity to conditions and Town ordinances.
2. Decibel readings shall be taken during these events to show compliance with the Town's Noise Ordinance.

#### 8774 Scott Swamp LLC – Lot 8774 and 172 Scott Swamp Road

Application for special permit and site plan approval to construct contractor's storage buildings on Lot 8774 and 172 Scott Swamp Road, CR zone. Attorney James Ziogas represented the applicant and presented the proposal. He began by stating notices were mailed out and the sign was posted as required. The scope of this project includes the removal of excess material of approximately 20,000 CY. The proposed development of the site to construct four contractor storage/office buildings will increase on-site impervious surface from 34.1% to 57.6%. Public water will be extended to the site and a septic system has been designed to service the site. Attorney Ziogas stated each unit will have a small office and restroom and will have heat only. Site lighting is full cut-off wallpack lights on each building. Timing and motion sensors shall be used for the lighting. There is no outside storage and no floor drains. The landscaping plan includes an assortment of deciduous and evergreen plantings. Crushing of existing pavement will be processed and re-used on site. Robert Hiltbrand confirmed the site will be serviced with public water and septic system. They are working with the owner of 172 Scott Swamp Road to remove the berm between the two properties. Regarding the crushing of existing pavement, this will reduce the amount of truck traffic by reusing the material onsite. Mr. Hiltbrand next stated the stormwater runoff from the site will be managed with four on-site infiltration galleys. The stormwater from the portion of the driveways within the right of way and the front yard drain to a series of catch basins which connect into the closed drainage system in the roadway. The catch basins will all have Flexstorm pure filter inserts to provide some pretreatment prior to the stormwater entering the infiltration systems. They have responded to staff comments in writing and are confident they can address all comments to the satisfaction of staff. Attorney Ziogas

stated the Economic Development Commission in support of this development. The Commission asked for the duration of the crushing operation and for confirmation they agree to the hours of 8am to 2pm listed in the regulations. Attorney Ziogas expects three to four days for crushing and yes, there is no issue with the times in the regulations. There was some discussion about the use of the units, the retaining wall and what size trucks would be used by the typical contractor leasing at this site.

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

The public hearing closed at 9:25 p.m.

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

VOTED: To approve the 8774 Scott Swamp LLC application for special permit, intensive construction, impervious coverage in excess of 50% and site plan approval to construct contractor's storage buildings on Lot 8774 and 172 Scott Swamp Road, CR zone as presented and on file in the Planning Office.

### **PLANNER'S REPORT**

#### Farmington Land Trust

The Farmington Land Trust would like to relocate their sign at 45 Reservoir Road to the intersection with Diamond Glen. The sign will be located outside the sight line triangle at the intersection. The Commissioners did not express concern with the proposal.

#### Calco Construction – LeJardin Way

The contractor would like to construct three model homes in accordance with the subdivision regulations on lots 3, 6 and 8. There was a brief discussion about the status of the preliminary work on site. No concerns were expressed by the Commission.

#### George's – 9 School Street

George's would like to expand the paver patio area and add four tables to formalize the expanded patio area created during COVID. When these additional tables are added outside, they eliminate the same number inside. Flower boxes will be used to enclose the expanded patio area. The Commission did not express concern.

#### David Occhialini – 790 Farmington Avenue

Mr. Occhialini would like to install a three-rail split rail fence along the northern portion of 790 Farmington Avenue. Photos of the location and fence were provided for clarification. There were no concerns.

#### UpHouse – 15 Farm Springs Road

Town Planner Rutherford provided an update on the status of UpHouse. The pickleball courts have been completed and CO issued. The courts are in a 'soft opening' stage and can be

reserved for use via their UpClubCT.com website. A grand opening is anticipated in May when the bar / restaurant will be open. With the CO of the courts, 95% of the CO's of the residential units was released from a zoning standpoint.

**MINUTES**

March 25, 2024

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

VOTED: To approve the March 25, 2024 Town Plan & Zoning Commission meeting.

The meeting adjourned at 9:40 p.m.

*SJM*