

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
April 22, 2024

Present for the hybrid meeting were Chair Halstead, Commissioners Afshar, Bandle, Canto (7:08pm), Sanford, St. Germain and Alternate Commissioners Polsky, Tucci. Town Planner Rutherford was also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were all Commission members except Commissioner Bandle who was present online. Town Planner Rutherford was present in the Council Chambers.

No legal notice for this meeting, as there are no public hearings.

Absent: Zimmermann

NEW BUSINESS

McPhee Electric, Ltd. – 509 Main Street

Alternate Commissioner Polsky for Commissioner Canto.

Application for site plan approval for parking lot renovation and driveway reconstruction at 509 Main Street. Tristan Wallace, Project Engineer with Loureiro Engineering Associates, Inc., provided a detailed summary of the application to reconfigure the existing parking lot and driveway. The northern driveway will be modified to accommodate delivery vehicles, the middle driveway will be removed, and the southern driveway will be modified to create a traditional 24 ft wide driveway. The site is existing non-conforming with parking in the front setback; the proposal optimizes the parking and improves the landscape coverage. A lease agreement is in place with the DOT for a portion of the parking within the right-of-way. The stormwater system will be improved with three drywells and three deep sump catch basins with hoods. The Commission asked clarifying questions about the parking configuration, DOT lease agreement and staff comments. Mr. Wallace addressed the parking questions, confirmed the timeframe of the lease agreement and concurred the staff comments would be addressed.

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

VOTED: To approve the McPhee Electric, Ltd. site plan application for parking lot renovation and driveway reconstruction at 509 Main Street as presented and on file in the Planning Office with the condition Engineering Comments dated April 17, 2024 be addressed to the satisfaction of Town Staff.

Commissioner Canto arrived at 7:08pm and participated in the remaining of the meeting.

PAR Spring LLC – 5 Spring Lane

Site plan approval for the conversion of existing administrative office into two residential units, two building additions, construct fire pit/grilling areas and construction of deferred parking spaces at 5 Spring Lane. Rock Emond, Civil Engineer with SLR Consulting, presented the proposed site plan modifications to the Commission. The modifications include conversion of the existing leasing office to two apartments, a 312 sf expansion to the fitness center to create a

new leasing office, and a 260 sf addition to the pool house to create an on-site laundry room. In the vicinity of the of the two new apartments there will be five new parking spaces constructed which had previously been deferred. Four new parking spaces will be provided in front of the new laundry facility. Two fire pit and grill locations are also proposed, one to the east in the vicinity of the two new apartments and one to the west side of the development, southeast of the existing pool area. Mr. Emond commented on the staff review regarding the grill / fire pit locations and indicated the fire pit location to the east can likely be shifted away from the yard drain and the yard drain will be stenciled with 'drains to river'. Mr. Emond noted that having walked the property prior to the meeting, he believes the fire pit/grill location to the west is in the optimum location providing sufficient room to the top of the riverbank without impacting utilities and existing mature trees. He also noted trash and recycling receptacles will be provided at each grill location. Erosion control will be installed as shown on the plan.

The Commission asked clarifying questions regarding the grill and fire pits, fuel sources for these amenities, trash/ recycling collection, and the parking configuration. Mr. Emond noted the grill / fire pit will be fueled with natural gas and timers can be installed, he further noted the on-site facilities / maintenance staff will be responsible for the trash / recycling collection at the grills.

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

VOTED: To approve the PAR Spring LLC application for site plan approval for the conversion of existing administrative office into two residential units, two building additions, construct fire pit/grilling areas and construction of deferred parking spaces at 5 Spring Lane as presented and on file in the Planning Office with the condition trash and recycling receptacles be provided at each grill, timers be placed on the fire pits, and drains to river be stenciled on the yard drain.

Hayes Kaufman Farmington Associations LLC – 838 Farmington Avenue

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

VOTED: To Continue Hayes Kaufman Farmington Associates LLC site plan application for patio improvements, ADA parking improvements and repaving parking lot at 838 Farmington Avenue to the May 6, 2024 meeting.

CGS 8-24 Referral – 9300 to 9307 Glen Hollow Drive

Request for report concerning the purchase of property owned by WD II, LLC located at 9300 to 9307 Glen Hollow Drive (6.5+/-) acres. Town Planner Rutherford stated the Town has been working with the owner of 9300 and 9307 Glen Hollow Drive and has come to an agreement to purchase these lots. The lots are part of the Bridgehampton Crossing subdivision as an extension of the existing Glen Hollow Drive. These lots are contiguous to approximately 60 acres of Town-owned Open Space and are located upland of the Unionville Brook and an unnamed tributary to the Brook providing a natural buffer to watercourses. Property along with the Town-owned Open Space supports a rich mix of botanical and wildlife habitat worthy of preservation. This matter was discussed with the Conservation Commission at their April 17, 2024 meeting and the Commission unanimously supported the purchase and issued a positive referral to the Town Plan and Zoning Commission. The TPZ Commission is asked to provide a positive referral to the Town Council in support of the acquisition of these parcels.

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

VOTED: To forward a positive referral to the Town Council in support of the purchase of property owned by WD II, LLC located at 9300 to 9307 Glen Hollow Drive (6.5+/-) acres.

Specialty Transportation Inc. – 150 New Britain Avenue

Accept application for special permit for school bus transportation facility and schedule public hearing (recommend hearing date of May 20, 2024).

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

VOTED: To accept the Specialty Transportation Inc. application for special permit for school bus transportation facility and schedule public hearing for May 20, 2024.

PLANNER'S REPORT

1. Wood n Tap – 1593 Farmington Ave. – The owners of Wood n Tap are proposing to install a louvered pergola over the existing outdoor dining area. The structure will remain open on all four sides. The roof louvers can close to provide protection from the rain. Town Planner Rutherford noted there are some zoning items to be addressed at the property prior to commencing work for the pergola. The Commission had no concern with the change and does not require a site plan modification.
2. Green Tails Market – 1035 Farmington Ave. – The front and side decks of Green Tails Market needs to be replaced and a ramp provided for ADA accessibility. Town Planner Rutherford indicated she is working with the owner to have the ramp run along the east side of the building to the parking lot rather than along the front of the building. The Commission had no concern with the change and does not require a site plan modification.

MINUTES

April 6, 2024

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

VOTED: To approve the April 6, 2024 Town Plan & Zoning Commission meeting.

The meeting adjourned at 7:51 p.m.

SJM