

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
June 24, 2024

Present for the hybrid meeting were Acting Chair Sanford, Commissioners Afshar, Bandle, St. Germain and Alternate Commissioners Polsky, Tucci and 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. Commissioners Canto and Halstead were absent.

Alternate Commissioner Tucci was appointed to participate in place of absent Commissioner Halstead and Alternate Commissioner Polsky was appointed to participate in place of absent Commissioner Canto.

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

VOTED: To add Agenda Item No. 6. Jack Kemper – 22 Tunxis Street – accept application for special permit for home expansion in excess of the R20 thresholds and attached accessory dwelling unit in excess of 700 square feet in the R20 zone and schedule public hearing (recommended hearing date of July 22, 2024).

NEW BUSINESS

Russell Speeder's Car Wash of Connecticut LLC – 4 Wannowmassa Lane

Site plan approval for site improvements to existing car wash operation. *Continued from June 10, 2024.* Phil Henry, Civil Design Group, LLC, explained the site plan changes in response to comments made at the last meeting and the June 14, 2024 Engineering comments. The vacuums have been changed from individual units to a central vac system to reduce noise levels. The unit to the north will have a 6' high vinyl enclosure. The eastern central vac is not proposed to be enclosed as it is behind the building. Other changes included adding recycling receptacles instead of only providing trash bins. An additional note regarding spill kits was added to the plan and the ADA parking space size was increased. Acting Chair Sanford stated for the record she has listened to the recording of the June 10, 2024 hearing, has reviewed all materials and is prepared to discuss this application. Commissioners asked if the applicant would be willing to add sound attenuating material to the enclosure if needed. Thomas Nales, Summit Wash Holdings, responded yes. In addition, the Commission asked staff if the change to a central vac system complies with the noise ordinance. Town Planner Rutherford responded that the information provided by the applicant suggests the units do comply. It was suggested that prior to the building permit process, the applicant work with the vacuum vendor for site specific final design regarding location, sound level and sound attenuation of the units. Other clarification included site circulation and run time on the vac systems. The hours of operation will comply with the original special permit granted for the use which is Monday through Sunday 8am to 6pm.

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

VOTED: To approve the Russell Speeder's Car Wash of Connecticut LLC application for site

plan approval for site improvements to existing car wash at 4 Wannowmassa Lane as presented and on file in the Planning Office with the following conditions of approval:

1. The applicant will work with their lighting vendor to include timers, dimmers and / or motion sensors as needed on the building lights to avoid unnecessary light intrusion, to the satisfaction of Town Staff.
2. The applicant and staff are evaluating noise attenuating options for the vacuum system.
3. Signs shall require a separate permit.
4. Drainage computations will be updated to utilize the NOAA Atlas 14 rainfall data.
5. The mat cleaning building shall include a sink to control discharge to the sanitary sewer system.
6. An on-site spill kit shall include absorbent pads, speedy dry, or approved equal by Town Staff.
7. Hours of operation shall be as stated in the permit documents, Monday – Sunday 8 AM to 6 PM.
8. There shall be no outdoor speakers, music or public address system.
9. Engineering Comments dated June 14, 2024 shall be addressed to the satisfaction of Town Staff.
10. The property and activities at the property shall comply with the Town Noise Ordinance.

Russell Speeder’s Car Wash of Connecticut LLC – 362 Scott Swamp Road

Site plan approval for site improvements to existing car wash operation. *Continued from June 10, 2024.* Phil Henry, Civil Design Group, LLC, reviewed changes to the site plan since the last hearing. Stop markings at the existing driveway, the stop references have been removed because the driveway is located at a traffic signal. The same spill kit note addition has been made to this site and the ADA parking space modification. Regarding the central vacs at this site, two vac spaces will be changed to employee parking spaces. One central vac unit will be located inside the building and the second will be located outdoors closer to Route 6. If the Commission prefers, they can add the same 6’ vinyl enclosure and work with staff for better sound attenuation and or location if necessary.

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

VOTED: To approve the Russell Speeder’s Car Wash of Connecticut LLC application for site plan approval for site improvements to existing car wash at 362 Scott Swamp Road as presented and on file in the Planning Office with the following conditions:

1. The applicant will work with their lighting vendor to include timers, dimmers and / or motion sensors as needed on the building lights to avoid unnecessary light intrusion, to the satisfaction of Town Staff. Only the lighting depicted on the plans and approved by the Commission shall be allowed.
2. The applicant and staff are evaluating noise attenuating options for the vacuum system.
3. Signs shall require a separate permit.
4. Drainage computations will be updated to utilize the NOAA Atlas 14 rainfall data.
5. An on-site spill kit shall include absorbent pads, speedy dry, or approved equal by Town Staff.
6. Hours of operation shall be as stated in the permit documents, Monday – Sunday 7 AM to 9PM

7. There shall be no outdoor speakers, music or public address system.
8. Engineering Comments dated June 14, 2024 shall be addressed to the satisfaction of Town Staff.
9. The property and activities at the property shall comply with the Town Noise Ordinance.

R. Pelton Builders LLC – 161 Talcott Notch Road

Site plan approval to install ground mounted solar array. Thomas Kenney represented the applicant and stated he has received approval for the location of the ground mounted solar array from the Zoning Board of Appeals and the Inland Wetlands Commission. They have worked with the property owner to find the best location, without removing trees and the location submitted is the optimal solar location. Trenching between the array and the home will be under the driveway as shown on the site plan. Commissioners asked general clarifying questions about the location versus being placed on the roof and if there would be battery storage and a shut off in the event of an emergency at the home. Mr. Kenney explained the style roof and the structural inability to place the panels on the home. He also stated the homeowners will not have battery storage on site and that they will feed back to the grid.

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

VOTED: To approve the R. Pelton Builders LLC application for site plan approval to install ground mounted solar array at 161 Talcott Notch Road as presented and on file in the Planning Office.

C.G.S. 8-24 Referral – Banbury Crescent

Request for the release of 4,157 square foot piece of Town open space property to WD II, LLC in exchange for 4,751 square foot piece of property from WD II, LLC to be made permanent Town open space on Banbury Crescent.

The Developer and current owner of the property (WD II, LLC) has approached the Town regarding a land swap within the Bridgehampton Crossing Subdivision, more specifically with Assessors Lot 9257 (Subdivision Lot 76) or 10 Banbury Crescent. The request is to move the westerly property line further west, to the location indicated in the attached plan, and include a five (5) foot Conservation Easement and fence between the lot line and the potential yard area. The proposed property line is close to but does not encroach into the top of embankment to the Unionville Brook, identified as contour elevation 258 on the plan. The swap will allow for the construction of a home more consistent with the other homes in the neighborhood and provide a usable yard space similar to other homes within the Bridgehampton Crossing Development. The request is for the Town of Farmington to deed WD II, LLC a total of 4,157sf (0.10ac) of Open Space.

In exchange for moving the property line, WD II, LLC will deed 4,751sf (0.11ac) of property located in the northeast portion of the property to the Town of Farmington as Open Space. A large portion of this deeded property is below the top of embankment to the Unionville Brook (contour elevation 258).

As proposed, the property deeded to the Town of Farmington will be 4,751sf (0.11ac) and the property added to Lot 76 will be 4,157sf, resulting in a net gain of 594sf (0.01ac) to the Town of Farmington's Open Space.

The Town Council had reviewed the request and approved a motion, at their June 11, 2024 meeting, to refer this to the Town Plan & Zoning Commission under Section 8-24 of the Connecticut General Statutes. As part of the referral, given the property pertains to Open Space, the Conservation Commission reviewed this matter at their June 19, 2024 meeting to provide advisory comments to the Plan and Zoning Commission. The Conservation Commission voted to issue a positive recommendation to the TPZ in support of the land swap with the implementation of a 5 ft Conservation Easement along the new western property line with a fence to separate the easement area from the usable yard. Additionally, the Conservation Commission recommends the future house be kept out of the upland review setback area (yellow area) as shown on the site plan provided.

One Commissioner expressed concern that the proposal was precedent setting and was not in support of the proposal. Town Planner Rutherford used additional mapping to further explain the request, show connectivity to existing Town-owned open space and discussed the uniqueness of this request.

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

VOTED: To forward a positive referral to the Town Council in support of the request for the release of 4,157 square foot piece of Town open space property to WD II, LLC in exchange for 4,751 square foot piece of property from WD II, LLC to be made permanent Town open space on Banbury Crescent with following recommendations:

1. Implement 5 ft Conservation Easement.
2. Require fence along the 5 ft Conservation Easement between the easement and the usable yard.
3. Work within the upland review area shown (yellow area) on the plan shall require review and approval with the Inland Wetlands Commission.

Philip Meusel – 340 Meadow Road

Accept the Philip Meusel application for special permit for new home in excess of 4,000 sq. ft. of finished living area and 5,000 sq. ft. of total area in the R40 zone and schedule public hearing (recommend hearing date of July 22, 2024).

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

VOTED: To accept the Philip Meusel application for special permit for new home in excess of 4,000 sq. ft. of finished living area and 5,000 sq. ft. of total area in the R40 zone and schedule public hearing for July 22, 2024.

Jack Kemper – 22 Tunxis Street

Application for special permit for expansion of home in excess of 2,400 sq. ft. finished living area and 3,200 sq. ft. total area, expansion in excess of 30% and special permit for ADU in

excess of 700 sq. ft. at 22 Tunxis Street, R20 zone and schedule public hearing recommend hearing date of July 22, 2024).

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

VOTED: To accept the Jack Kemper application for special permit for home expansion in excess of the R20 thresholds and attached accessory dwelling unit in excess of 700 square feet in the R20 zone and schedule public hearing for July 22, 2024).

PUBLIC HEARING

Farmington West Estates Ltd Ptns – Governor’s Pride

Application for 10-lot subdivision of Governor’s Pride off Snowberry Lane (Phase VI-A), AH zone. Continued from the May 20, 2024 meeting. The applicant has requested a continuance to July 8, 2024 and granted the necessary extension time.

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

VOTED: To continue the public hearing for Farmington West Estates Ltd Ptns application for 10-lot subdivision of Governor’s Pride off Snowberry Lane (Phase VI-A), AH zone to the July 8, 2024 meeting.

CPD Properties and 342 Colt Highway LLC – 342 Colt Highway

Application for special permit and site plan approval for new fuel services station, convenience store and quick service restaurant at 342 Colt Highway, B1/BR zones. The applicant has requested a continuance to July 8, 2024.

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

VOTED: To continue the CPD Properties and 342 Colt Highway LLC application for special permit and site plan approval for new fuel services station, convenience store and quick service restaurant at 342 Colt Highway, B1/BR zones to July 8, 2024.

PLANNER’S REPORT

Daily Grind – 17 Depot Place

This business is looking to expand into the adjacent tenant space (former barber shop). Town Planner Rutherford reviewed the proposed use of the space, seating and existing parking available. There will be no exterior changes to the building as a result of the interior renovation. Staff will follow up with the property owner to confirm there are no parking conflicts at this location. The Commission did not express concern with the expansion and was in support of the Town Planner handling this administratively.

Up House – 15 Farm Springs Road

The Up House would like to replace the former Marriott monument sign. The new sign will generally be in the same location, however there are utility easements in this location and the Marriott monument was located within one of the easement areas. The new sign location will be adjusted to be located outside utility easements. The overall height and area of the proposed sign complies with the zoning regulations. Sign lighting proposed is halo lit lettering. The Commission did not express concern and was in support of the Town Planner handling this change administratively.

MINUTES

May 20, 2024

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

VOTED: 5 in favor, 1 abstention (Sanford) to approve the June 10, 2024 Town Plan & Zoning Commission meeting.

The meeting adjourned at 8:31 p.m.

SJM