

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

Present for the hybrid meeting were Chair Halstead, Commissioners Afshar, Bandle, Canto, St. Germain, Sanford and Alternate Commissioners Polsky and 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. Town Council representative Wlodkowski was also present in the Council Chambers. Alternate Commissioner Zimmermann was absent.

**NEW BUSINESS**

Architectural Building Services General Contractors, LLC – Palazzo Drive

Request for five-year extension of resubdivision approval granted December 9, 2019.

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

VOTED: To continue this matter to the July 22, 2024 meeting per the request of the applicant.

Arnco Sign Company, Inc. – 4 Wannowmassa Lane

Sign application. Applicant requests to continue this matter to the July 22, 2024 meeting.

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

VOTED: To continue this matter to the July 22, 2024 meeting per the request of the applicant.

Arnco Sign Company, Inc. – 362 Scott Swamp Road

Sign application. Applicant requests to continue this matter to the July 22, 2024 meeting.

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

VOTED: To continue this matter to the July 22, 2024 meeting per the request of the applicant.

**PUBLIC HEARING**

Christopher Stephenson – 26 Skyline Drive

Application for special permit for accessory structure in excess of 700 sq. ft. and accessory structure greater than 30% of the principle residential building in R20 zone. Mr. Stephenson stated he would like to install a second garage to the rear of his property for his additional vehicles. The garage proposed is 26' x 36' and will be consistent in style as the house. To the rear of his property is a wooded lot and an abandoned section of highway. Mr. Stephenson stated driveway access to the detached garage will be a geogrid system under the grass. The rear yard is fenced in and the geogrid driveway will access the rear yard through a ten-foot gate. An existing shed in the back yard will be removed when the new garage is constructed.

Commissioners asked general clarifying questions about the number of vehicles to be stored in the garage, access to the garage and if staff has any drainage concerns. Town Planner Rutherford responded there is no concern with the proposed geogrid driveway and if roof leaders need to be added that will be handled through the building permit process.

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

The public hearing closed at 7:18 p.m.

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

VOTED: To approve the Christopher Stephenson application for special permit for accessory structure in excess of 700 sq. ft. and accessory structure greater than 30% of the principle residential building at 26 Skyline Drive, R20 zone as presented and on file in the Planning Office, with the condition the existing shed is removed prior to certificate of occupancy of the new structure.

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. Continued from the June 24, 2024 meeting. Attorney Christian Hoheb introduced the project, the presentation team and confirmed on the record that all notice requirements have been met. Chris Tymula, PE, Greenman-Pedersen, Inc. presented the development plan for proposed redevelopment of the site by demolishing the existing service station building and canopy and constructing a new 5,400 square foot convenience store and quick service restaurant building and a retail fuel canopy with 5 fuel islands and 10 fueling locations with associated paved driveways and parking. Two underground storage tanks (USTs) will be located beneath the pavement northwest of the fueling canopy. Access to the proposed developed site will be provided by one full access driveway along Fienemann Road and one right-in/right-out driveway along Colt Highway. In order to mitigate increases in peak discharge rates of stormwater runoff as a result of the new impervious surfaces, a comprehensive stormwater management system has been designed that includes deep-sump, hooded catch basins, First Defense hydrodynamic separator units, an oil/water separator, a stone drip edge, an underground detention system, and a Jellyfish treatment filter. Twenty-one new parking spaces along the front of the convenience store and west of the store were shown on the site plan. East of the store is a patio area with three tables for outdoor seating. The fenced dumpster enclosure is to the rear of the parking area west of the store. Mr. Tymula described the buffer area between the developed area of the site and the adjacent residences as wooded and wetland areas. A decorative wall is proposed in the landscaped corner of the property facing the intersection and future signage will be submitted separately for approval. The lighting plan submitted has down lit light poles that are dark sky compliant. Heather Monticup, Greenman-Pedersen, Inc., presented the traffic impact study, noting the reduction in the number of curb-cuts and their location proposed furthest from the signalized intersection. She explained the specific study areas and data collected, reviewing existing and future conditions. Although there is no specific tenant for the quick service restaurant business, they used larger trip generation numbers (coffee / donut shop) for the proposed uses to be conservative. Ms. Monticup talked about what the CT DOT has requested for the site and that they will be proposing timing adjustments at the signalized intersection. In addition, sight distances were reviewed for the record and are adequate at the driveways and it

was stated they will be formally responding to staff comments. Tim Eagles, edm STUDIO, presented the design of the proposed building. The rendering showed one central vestibule to enter the building and access both businesses. A space at the rear of the building behind each business is an area for mechanicals. The landscape plan shows the location of street trees along Colt Highway and Fienemann Road. Attorney Hoheb summarized the project and reviewed the special permit criteria which they feel this project meets. Commissioners asked about the hours of operation, Scott Parker, Chestnut Markets, responded 24 hours a day, 7 days per week. When asked if the lights will be turned down/dimmed during the night, Mr. Parker responded no, in the evening/overnight hours the lights will be on and that the lighting proposed is dark sky compliant. Town Planner Rutherford presented the lighting photometric plan provided by the applicant and explained there will be no casting of light on adjacent residential properties. Other clarifying questions included snow storage in the winter months, EV charging spaces and if a vacuum or air pump space will be provided. Mr. Parker responded if they offer a vacuum or air pump space it will be a combination unit and they would provide specification sheets for staff regarding noise levels. Mr. Tymula commented regarding plowing, they included an area for snow storage on the site plan along the western edge of the parking lot. There was some general discussion regarding possible quick service restaurant tenants, truck turning within the site, and site security.

Public Comment In-Person:

Jerald Margolis, 5 Chimney Hill Drive, spoke in support of the application and asked when it would be constructed.

Ellen Margolis, 5 Chimney Hill Drive, spoke in support of the application and asked if signage will be installed on Colt Highway westbound indicating no left turn into this site and noted general concerns with traffic at the intersection.

Kevin Nugent, 7 Hearthstone Lane, spoke in support of the application and suggested a knoll be installed in the location of the free-standing sign. In addition, he asked for clarification on the number of fuel pumps.

Fred Klein, 16 Chimney Hill Drive, spoke in support of the application.

Patricia Wehrli, 25 Chimney Hill Drive, spoke in favor of the application.

Public Comment Online:

Carolyn Boulay, 19 Jeffrey Drive, spoke in favor of the application and asked if a sidewalk would be installed on Route 6 or if access from Cheryl Drive was part of the plan.

Mr. Parker responded that if the application is approved, they will next secure financing and plans to demo the structures and then submit permit applications. They need permitting from the CT DOT and then building permits from the Town. Ms. Monticup responded to the question about signage on Colt Highway westbound that they could add a no left turn sign to their request to the DOT. No sidewalks are proposed with this project. Mr. Tymula stated the concern with the addition of a knoll is sightline. The proposed canopy will be over five fuel pump islands.

The Commissioners then discussed final comments and possible conditions of approval.

The public hearing closed at 8:59 p.m.

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

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

1. A formal sign application shall be submitted separately;
2. The June 10, 2024 Engineering and Planning Comments shall be addressed to the satisfaction of Town Staff;
3. Deliveries shall not be made between the hours of midnight and 5 a.m.;
4. Lighting shall be operated as noted on the photometric plan presented; and
5. A conservation easement shall be placed on the BR zone portion of the property,

The Commissioners took a break from 9:02pm to 9:05pm.

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. Attorney James Ziogas represented the applicant and stated for the record they have been working with staff to address comments. They have updated the plans to address concerns. Andrew Quirk, Kratzert Jones, responded to Engineering Comments No. 30-32 regarding the storm drainage report. All other comments he felt were housekeeping in nature. Attorney Ziogas commented he had received correspondence of concerns from the Homeowner Association’s attorney concerning stormwater basin maintenance expense for the Association moving forward. He has explained to their attorney why stormwater measures were added to the plan; so they could meet the zero runoff requirement that was not in place when the site was originally designed. They were also told that it would be the developer’s responsibility to monitor and maintain the stormwater system for possibly another five and a half years or when construction is complete. Attorney Ziogas submitted a maintenance plan he put together to enter into the record. The Commissioners asked if the waiver was still being requested. Mr. Quirk, confirmed the waiver for the roadway grade was still required and reviewed the details, focusing on changes to the vertical curve. Town Planner Rutherford confirmed the waiver is still being requested.

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

The public hearing closed at 9:23 p.m.

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

VOTED: To approve the Farmington West Estates Ltd Ptns application for 10-lot subdivision of Governor’s Pride off Snowberry Lane (Phase VI-A), AH zone as presented and on file in the Planning Office, with Engineering Comments dated June 26, 2024 being addressed to the satisfaction of Town Staff.

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

VOTED: To approve the Farmington West Estates Ltd Ptns request for waiver from Section 4.8.3 of the Subdivision Regulations to increase roadway grade, as presented and on file in the Planning Office.

## **PLANNER'S REPORT**

### Tunxis Mead Concession Stand

The Town is proposing to renovate the existing concession stand at Tunxis Meade. The scope of work includes replacement of rotted boards and sheathing from water damage, new roof, the concrete portion of the building will be cleaned, repointed where needed and painted with a concrete sealant paint. New gutters and roof leaders will be installed and new stairs from the second floor are proposed. Remove the existing bituminous pavement and replace it with concrete and complete minor grading changes to ensure stormwater runoff is directed away from the building. No concerns for the project were expressed by the Commission and the renovations and work may proceed under staff review.

### Bianca Sign – 771 Farmington Avenue

The applicant is proposing a new sign for the dentist's office. The parcel is located in the Farmington Center Zone and is a Farmington Historic District Property. Therefore, the sign will be reviewed by the Architectural Design Review Committee and the Farmington Historic District Commission for compliance with the applicable requirements. The applicant must provide an updated document for these reviewing agencies that more clearly illustrates the request. Presuming the ADRC and FHDC requirements are met, the Commission has confirmed formal permitting with TPZ is not required and this may proceed under staff review.

## **MINUTES**

June 24, 2024

Table until the July 22, 2024 meeting.

The meeting adjourned at 9:30 p.m.

*SJM*