

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

Present for the hybrid meeting were Chair Halstead, Commissioners Afshar, 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 7:01 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 present online.

**NEW BUSINESS**

Architectural Building Services General Contractors, LLC – Palazzo Drive

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

This application has been withdrawn.

Arnco Sign Company, Inc. – 4 Wannowmassa Lane

Jeremy Waycott, Arnco Sign, presented the proposed signs for the approved Russell Speeder's Car Wash renovations at 4 Wannowmassa Lane. The new signs will remain generally in the same location as the Water Works Car Wash signs, including replacing the sign panel at the intersection of Farmington Avenue and Wannowmassa Lane and building signs on the north and west elevations. No new lighting is proposed as part of this application. Existing signposts will be reused for the sign at Farmington Avenue and Wannowmassa Lane. An existing "entrance" sign will be moved to the west onto the property and existing ground lighting will be moved with it.

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

VOTED: To approve the Arnco Sign Company, Inc. sign application for 4 Wannowmassa Lane as presented and on file in the Planning Office.

Arnco Sign Company, Inc. – 362 Scott Swamp Road

Jeremy Waycott, Arnco Sign, presented the proposed signs for the approved Russell Speeder's Car Wash renovations at 362 Scott Swamp Road. The new signs will remain generally in the same location as the Water Works Car Wash signs on the south, east and western elevation of the building. The monument sign panel will also be replaced with a new Russell Speeder's sign panel. No new lighting is proposed as part of this application.

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

VOTED: To approve the Arnco Sign Company, Inc. sign application at 362 Scott Swamp Road as presented and on file in the Planning Office.

Udolf Properties – 784 Farmington Avenue

Jack Kemper presented the request to change the approved office use at 784 Farmington Avenue to two town house residential units. Mr. Kemper stated the residents would be encouraged to park in available parking spaces at 778 or 780 Farmington Avenue. Otherwise, there is a shared parking agreement with 788 and 790 Farmington Avenue where residents are also able to park. Commissioners asked for clarification on trash pickup and if ADRC review was needed. Robert Udolf stated the tenants will utilize trash/recycling services at 778 and 780 Farmington Avenue. Town Planner Rutherford stated the ADRC has reviewed the proposed elevation changes and they are in support of the building elevations presented.

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

VOTED: To approve the Udolf Properties application for site plan approval to change the use from office to residential use at 784 Farmington Avenue as presented and on file in the Planning Office.

Zyta Zajackowska – 19-21 Reservoir Road

Ms. Zajackowska stated she would like to install a gate at both driveway entrances for safety. A site plan was provided to show the location of the gate on the driveways. The gate on the north driveway will be closed most of the time while the south gate will be open during the day and closed at night. Ms. Zajackowska confirmed the gates will be installed on metal posts at the ends, manual operation and locked when closed. Commissioners asked for confirmation they will not be installing a fence between the gated entrances. At this time there will not be a fence installed. Commissioners expressed some concern about the gates being locked and urged the property owner to reach out to emergency services, suggesting a lock box be installed in the event of an emergency.

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

VOTED: To approve the Zyta Zajackowska fence exception request to install two six-foot gates at 19-21 Reservoir Road as presented and on file in the Planning Office.

Kathleen M. Braga – 37 and 9484 Prattling Pond

Application for special permit for clear cutting and restoration in Ridgeline Protection Area for properties located at 37 and 9484 Prattling Pond Rd., R80 zone and schedule public hearing (recommend hearing date of September 9, 2024).

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

VOTED: To accept the Kathleen M. Braga application for special permit for clear cutting and restoration in Ridgeline Protection Area for properties located at 37 and 9484 Prattling Pond Rd., R80 zone and schedule public hearing for September 9, 2024.

Kathleen M. Braga – 37 Prattling Pond

Town Planner Rutherford reviewed the proposed balcony construction within the Ridgeline Setback area with the Commission. The scope of work was compared to the criteria in Article II, Section 26. C.8; based on this review the Commission agreed formal permitting with the Commission was not required for the balcony.

Application for special permit for Detached Accessory Dwelling Unit for property located at 37 Prattling Pond Rd., R80 zone and schedule public hearing (recommend hearing date of September 9, 2024).

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

VOTED: To accept the Kathleen M. Braga application for special permit for Detached Accessory Dwelling Unit for property located at 37 Prattling Pond Rd., R80 zone and schedule public hearing for September 9, 2024.

**PUBLIC HEARING**

Philip Meusel – 340 Meadow Road

Application for special permit to construct new house in excess of 4,000 sq. ft. finished living area and 5,000 total sq. ft. at 340 Meadow Road, R40 zone. Mr. Meusel stated he would like to construct a new house at 340 Meadow Road. The first floor is approximately 2,700 sq. ft. of living area, the second floor is approximately 2,148 sq. ft. of future living area and an oversized garage. He explained how he looked at the other homes in the neighborhood when deciding what style/size home to build. The Commission asked if he had reviewed Engineering comments and if so, have they been addressed. Mr. Meusel responded yes, and he believes the comments have been addressed. The Commission asked to view the aerial map of the lot and asked the applicant for clarification on the second-floor space. Mr. Meusel explained he had no plans to finish the second floor but because of the design and access he agreed it is better to seek approval for future completion. Garth Meehan, Meehan Design, explained the style and design for this size house. The Commission then asked if the applicant spoke with the neighbors. Mr. Meusel responded yes and they were in support of the proposed house development.

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

The public hearing closed at 7:52 p.m.

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

VOTED: To approve the Philip Meusel application for special permit to construct new house in excess of 4,000 sq. ft. finished living area and 5,000 total sq. ft. at 340 Meadow Road, R40 zone as presented and on file in the Planning Office, with the condition that the Engineering comments dated July 18, 2024 are addressed to the satisfaction of staff.

Jack Kemper – 22 Tunxis Street

Application for special permit for expansion of home greater than 30% of existing sq. ft., in excess of 2,400 sq. ft. finished living area, 3,200 sq. ft. total area and attached accessory dwelling unit in excess of 700 square feet at 22 Tunxis Street, R20 zone. Jack Kemper presented the proposal to enlarge the existing home and garage with an accessory dwelling unit behind it. The existing home is approximately 1,750 sq. ft. with a 600 sq. ft. detached garage. As part of this project, the existing detached garage will be demolished. Mr. Kemper proposes an addition to the existing home of 699 sq. ft., an approximately 722 sq. ft. attached ADU and an approximately 870 sq. ft. three-car garage. The total living area proposed will be 2,449 sq. ft. living area (3,171 sf with the attached ADU) and 4,041 sq. ft. total area. Mr. Kemper presented the details of the proposed floor plan and building elevations for clarification. The Commissioners asked if the owners were familiar with the Town's ADU regulations. The Conroy's were present and confirmed for the record they are familiar with the Town's ADU regulations and requirements. The owners were also asked if they spoke with their neighbors. They responded yes, and provided three letters of support, from the owners of 14, 22 and 23 Tunxis Street. Lastly, the Commission asked if the Items for Consideration on the Town Planner's Agenda Review have been addressed. Mr. Kemper responded they have or are in the process of addressing those items. Some of which will be addressed during the building permit process.

There was no public comment in opposition to the application. The three letters of support from 14, 22, and 23 Tunxis St. were read into the record.

The public hearing closed at 8:08 p.m.

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

VOTED: To approve the Jack Kemper application for special permit for expansion of home greater than 30% of existing sq. ft., in excess of 2,400 sq. ft. finished living area, 3,200 sq. ft. total area and attached accessory dwelling unit in excess of 700 square feet at 22 Tunxis Street, R20 zone as presented and on file in the Planning Office.

**PLANNER'S REPORT**

Town Planner Rutherford provided a brief summary of the Concorso Ferrari event which took place at the Polo Grounds (152 Town Farm Rd.) on Sunday, July 21, 2024.

**MINUTES**

June 24, 2024 and July 8, 2024 Meeting Minutes

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

VOTED: To approve the June 24, 2024 and July 8, 2024 Town Plan & Zoning Commission meeting minutes.

The meeting adjourned at 8:29 p.m.

*SJM*