

TOWN OF FARMINGTON  
PLAN & ZONING COMMISSION  
MEETING MINUTES  
September 23, 2024

Present for the hybrid meeting were Chair Halstead, Commissioners Afshar, Canto, St. Germain, Sanford and Alternate Commissioners Polsky and Tucci. Town Planner Rutherford, Assistant Town Planner Daigle 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 (at 7:45p.m.) was also present in the Council Chambers. Assistant Town Planner Daigle was present online. Commissioner Bandle and Alternate Commissioner Zimmermann were absent.

Alternate Commissioner Tucci was appointed to participate in place of absent Commissioner Bandle.

**NEW BUSINESS**

Artfx – 15 Farm Springs Road

Matt Haskell, Artfx, presented the sign application for Stadium XV at 15 Farm Springs Road. Mr. Haskell stated there are a total of four signs proposed. A halo lit wall sign of the restaurant's logo, the main exterior sign, also halo lit, a "Craft Kitchen + Sim Bar" sign that is proposed to be wash lit instead of internally illuminated. The wash lighting is a down lighting alternative. Mr. Haskell lastly proposed vinyl signs on the exterior entrance windows. The total area of all signs is 51.41 sq. ft., which complies with the area requirement of the sign regulations. The Commission asked for clarification on the "wash lighting" and the applicant was reminded the maximum lighting color temperature allowed per our regulations is 4,000 K, and not the 5,000 K proposed. The sign information will need to be updated for the record and building permit purposes.

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

VOTED: To approve the Artfx sign application for 15 Farm Springs Road as presented.

Sign Pro – 838 Farmington Avenue

Kristine Braccidiferro, Sign Pro, presented the proposed new monument sign at 838 Farmington Avenue. The new sign proposed is to be located on the right (entrance) side of the driveway with a base 89" wide, and an overall height of 80". No illumination is proposed at this time. Per the zoning regulations, the proposed sign exceeds the 25 sq. ft. maximum area and 6 foot maximum height, requiring a 5/6 vote of the Commission. Ms. Braccidiferro stated they are proposing the larger sign in the new location to improve visibility of the sign. The existing monument sign is smaller and lower to the ground. Commissioners asked general clarifying questions and requested additional clarifying information/renderings of the new sign. They would prefer a sign closer to the 25 sq. ft. maximum sign area required by the Zoning Regulations.

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

VOTED: To table the Sign Pro sign application for 838 Farmington Avenue until the October 7, 2024 meeting.

James Yow, Trustee and JWY Ohana Living Trust – 115 Town Farm Road

Site plan application to install ground mounted solar array for single-family home at 115 Town Farm Road. Mr. Yow stated he received a variance for locating the array in front of the home from the Zoning Board of Appeals (“ZBA”) on September 16, 2024. The ZBA conditioned the approval to thirty-five solar panels and requested Mr. Yow come back for approval of a proposed future 15 solar panels if they are needed at some point in the future. In addition, Mr. Yow is to work with town staff to install an additional evergreen buffer for the property to the north. Power will be trenched to the house and battery backup will be installed in the garage. Commissioners asked clarifying questions about the system but did not express concerns.

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

VOTED: To approve the James Yow, Trustee and JWY Ohana Living Trust application for site plan approval to install ground mounted solar array in front of home for single-family residence located at 115 Town Farm Road as presented and on file in the Planning Office.

Michael J. Tacinelli – 12 Junior Road

Accept application for special permit for home business (Internet Sales) located at 32 Junior Road, R12 zone and schedule public hearing (recommend hearing date of October 21, 2024).

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

VOTED: To accept the Michael J. Tacinelli application for special permit for home business (Internet Sales) located at 32 Junior Road, R12 zone and schedule public hearing for October 21, 2024.

Alexander Farrah & Holly Benson – 11 Woodpond Road

Accept application for special permit for expanded home in excess of 3,200 sq. ft. total at 111 Woodpond Road, R20 zone and schedule public hearing (recommend hearing date of October 21, 2024).

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

VOTED: To accept the Alexander Farrah & Holly Benson application for special permit for expanded home in excess of 3,200 sq. ft. total at 111 Woodpond Road, R20 zone and schedule public hearing for October 21, 2024.

The Farmington Historical Society, Inc. – 729 Farmington Avenue

Accept application for special permit for Charitable and Philanthropic uses to house its headquarters and one accessory apartment at 729 Farmington Avenue, R80 zone and schedule public hearing (recommend hearing date of October 21, 2024).

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

VOTED: To accept The Farmington Historical Society, Inc. application for special permit for Charitable and Philanthropic uses to house its headquarters and one accessory apartment at 729 Farmington Avenue, R80 zone and schedule public hearing for October 21, 2024.

### **PLANNER'S REPORT**

#### 1361 Farmington Avenue

The Midas business is changing ownership and per CGS 14-54 when there is a change in ownership only, the Zoning Enforcement Official for the Town approves/confirms the use complies with the regulations. Town Planner Rutherford will be signing the DMV K-7 form for the new owners of the business. The Commission did not express concern.

#### 80 / 90 South Road

Town Planner Rutherford stated she has received an application to install the building / street numbers on the two buildings known as 80 and 90 South Road. The numbers will be halo lit and because there is no other signage proposed, they will proceed to the building permit process. Sign renderings were provided for clarification.

#### APACT Housing Forum Session

Assistant Town Planner Daigle and Alternate Commissioner Polsky attended the September 11, 2024 APACT Housing Forum Session. Assistant Town Planner Daigle provided a summary of a CHFA break out session he attended on CHFA's Role in Affordable Housing and their mission to alleviate the shortage of affordable housing. Materials from the Housing Forum Session are available to the Commission.

#### 34 West District Road Appeal

Town Planner Rutherford provided an update and has emailed the defendants' Briefs to the Commission for their information. The appeal is proceeding through the process and the Plaintiff has until October 11, 2024 to reply to the briefs. The hearing has been scheduled for December 9, 2024. Updates will be provided as they become available.

### **MINUTES**

#### September 9, 2024 Meeting Minutes

Upon a motion made and seconded (Sanford/Canto) it was unanimously  
VOTED: To approve the September 9, 2024 Town Plan & Zoning Commission meeting minutes.

The meeting was adjourned at 8:15 p.m.  
*SJM*