

TOWN OF FARMINGTON
PLAN & ZONING COMMISSION
MEETING MINUTES
October 7, 2024

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

Alternate Commissioner Tucci was appointed to participate in place of absent Commissioner Afshar and Alternate Commissioner Zimmermann was appointed to participate in place of absent Commissioner Canto.

Secretary Sanford read the legal notice into the record.

NEW BUSINESS

Sign Pro – 838 Farmington Avenue

The applicant has asked to table this matter until the next meeting.

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

VOTED: To table the Sign Pro sign application for 838 Farmington Avenue to October 21, 2024.

Hartford Sign & Design LLC – 170 Scott Swamp Road

Gerian Williams presented the sign application. This application is for a new monument sign to be located outside the state right of way in front of Building 1. The overall height is 5'-4" with an overall width is 6'-10". The monument sign is not illuminated as proposed. Four tenant signs facing Scott Swamp Road are proposed above the entry doors with a dimension of 20" x 64". The building signs are also proposed with no illumination.

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

VOTED: To approve the Hartford Sign & Design LLC sign application for property located at 170 Scott Swamp Road as presented and on file in the Planning Office.

Town of Farmington Plan & Zoning Commission

Accept application for text amendment to the Zoning Regulations, revising Article II, Section 8. RDM Subsection C. Development Standards and Article IV, Section 8.B.3. Schedule of Off Street Parking in the RDM Zone and schedule public hearing (recommend hearing date of November 13, 2024).

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

VOTED: To accept the Town of Farmington Plan & Zoning Commission application for text

amendment to the Zoning Regulations, revising Article II, Section 8. RDM Subsection C. Development Standards and Article IV, Section 8.B.3. Schedule of Off Street Parking in the RDM Zone and schedule public hearing for November 13, 2024.

PUBLIC HEARING

Bulwark LLC – 8120 and 8122 Colt Highway

Application for special permit for intensive construction including blasting and rock crushing associated with approved development of site at 8120 and 8122 Colt Highway (aka 245 Colt Highway), C1 zone. David Ziaks, FA Hesketh, presented a brief review of the approved development site plan and stated they have been working to address all staff comments to obtain a building permit. The development of the site will require removal of overburden and excavation of the underlying rock to form a pad site for the building and pavement, installation of drainage system and utility trench on-site and along the water main on Route 6. The rock excavation/blasting operation is expected to last approximately two weeks. Dave D’Ambruoso, D’Ambruoso Blasting Co., explained the process in more detail and provided clarification on the intermittent traffic interruption/closure when blasts occur.

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

The public hearing closed at 7:31 p.m.

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

VOTED: To approve the Bulwark LLC application for special permit for intensive construction including blasting and rock crushing associated with approved development of site at 8120 and 8122 Colt Highway (aka 245 Colt Highway), C1 zone as presented and on file in the Planning Office.

PLANNER’S REPORT

1274 Farmington Avenue

The existing sign at 1274 Farmington Avenue is being refaced with a new vinyl graphic sign. There is no proposed change to the sign dimensions or lighting. The Commission agreed no other permitting with TPZ is required.

CVS - 45 South Main Street, Unionville

The CVS in Unionville is updating their existing signs with the new CVS logo. All new signs are generally the same dimensions with exterior lighting. The proposal has been reviewed by the Chair of the Architectural Design Review Committee and he confirmed formal review for this ‘like for like’ replacement is not required. The Commission agreed no other permitting with TPZ is required.

Soccer Fields

Town Planner Rutherford discussed that the higher demand for Tunxis Mead soccer field #1 has resulted in the need rest field #1 and shift high school games to the turf field. This has resulted in some youth recreation and travel league practices and games to be scheduled on the turf field after the high school games; resulting in ending times later than usual on weeknights causing parental concern for school age children. Town Staff were approached by a representative of the Polo Grounds to offer their field for practices two nights per week from 6:30pm to 8pm; however, the request needs to be considered in context of the special permit in place for the use of the Polo Grounds. After review of the existing permit the Commission agreed the weeknight use would not comply with the approval. Other soccer fields in Town will be evaluated for use instead with temporary lighting.

MINUTES

September 23, 2024 Meeting Minutes

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

VOTED: To approve the September 23, 2024 Town Plan & Zoning Commission meeting minutes.

The meeting was adjourned at 7:59 p.m.

SJM