

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

March 21, 2016

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie and Alternate Commissioners Charette and Donald and the Town Planner and Clerk. Chairman Dunn opened the meeting at 7:05 p.m. Town Council Liaison Peter Mastrobattista was also present.

Chairman Dunn explained the process of the meeting to the public.

Alternate Commissioner Charette was appointed to vote on behalf of Commission Jarvis for all matters. Alternate Commissioner Donald was appointed to vote on behalf of Commission Tucker for all matters except the Bianca Signs application for 81 South Main Street, Unionville.

NEW BUSINESS

Forest Park Office Green LLC – 1 Forest Park Drive

Jacqueline Freitas, Forest Park Office Green LLC, presented the installation of a sign on Building 1 for a pediatric office. The wood carved sign is 101” x 22” and proposed to be located on the south side of the building between the first and second floor windows to the right of the detached tenant sign. The Commissioners asked for confirmation that no lighting is proposed and for clarification on the signs within the complex. No lighting is proposed for the sign.

Upon a motion made and seconded (Doeg/Fraprie) it was unanimously

VOTED: To approve the Forest Park Office Green LLC sign application to install the pediatrics sign on Building 1 Forest Park Drive as per plan presented.

The Tavern – 270 Farmington Avenue

The owner of The Tavern would like to replace the existing sign on the building. The proposed replacement sign is made of individual channel letters six inches thick, eighteen inches wide and two feet tall. Overall the sign area is 24” x 193”. The information sheet submitted states each channel letter has reverse lit LED illumination. It was represented that the sign would be lit four hours a day, from 9 p.m. to 1 a.m. There was some discussion regarding the proposed lighting as the detail was difficult to read. It did not appear they were proposing traditional halo lighting. It was suggested the manufacturer of the sign be present to clarify the proposed lighting. The applicant was asked if they had any concern with a condition of approval requiring no front illumination of the sign. It was also suggested that a dimmer be installed on the LED lighting so that adjustments to brightness can be made. After further discussion regarding how long the sign will be lit each day, the Commissioners suggested a condition of approval that they are lit from dusk to close or 1 a.m. whichever is earlier.

Upon a motion made and seconded (Doeg/Fraprie) it was

VOTED: 5 in favor to 1 opposed (Brenneman) to approve The Tavern sign application for individual channel back lit letters as per plan presented at 270 Farmington Avenue with the following conditions:

1. The channel letters shall not be internally illuminated;
2. The sign shall be lit from dusk to the earlier of close or 1 a.m.;
3. The lighting shall have a dimmer switch;
4. The lighting brightness is to be approved by the Town Planner; and
5. The front and side of the channel letters shall be opaque and shall not emit light.

Bianca Signs Inc. – 81 South Main Street, Unionville

Alternate Commissioner Donald did not participate in this matter. Commissioners participating in this matter: Brenneman, Charette, Doeg, Dunn and Fraprie.

Ankit Harpaldas presented the four proposed signs; one on the front of the building, one on the corner, one to the rear and one on the side of the building. Town Planner Warner stated the property has 80 feet of frontage on South Main Street, 50 feet on New Britain Avenue and they propose 136 sq. ft. of signage on the building. The signs proposed are consistent with the elevations the Unionville Architectural Design Review Committee approved. Since there will be no entrance on the back of the building the ADRC did not approve a sign on the back of the building.

Upon a motion made and seconded (Doeg/Fraprie) it was unanimously

VOTED: To approve three of the four signs proposed in the Bianca Signs Inc. sign application for Taprock located at 81 South Main Street, Unionville. There shall be no sign on the rear of the building.

8-24 Referral – Banbury Crescent

Joe Truncali, Wilson Development, explained they would like to transfer approximately 2,216 square feet of Town open space in exchange for approximately 5,353 square feet of Lot 76 Banbury Crescent. They would like to do this because Lot 76 is a narrow lot and the building envelop for the construction of a house on the site would allow no room for a back yard. The adjusted lot line would provide a larger building envelop for a more appropriately sized home and yard consistent with the rest of the neighborhood.

Upon a motion made and seconded (Doeg/Fraprie) it was unanimously

VOTED: To recommend the transfer of a 2,216 square foot piece of Town open space property (Lot 9293 Bridgehampton Crossing) to Wilson Development in exchange for a 5,252 square foot piece of property (Lot 76 Banbury Crescent) to be made permanent Town open space as presented on the map entitled Land Transfer between Town of Farmington and Wilson Development.

PLANNER'S REPORT

Southern Health Center Neighborhood Floating Zone

Town Planner Warner asked for comments regarding the draft floating zone regulation. This regulation will allow the Commission to consider an application for development in the floating zone for a specific site plan. The draft regulation is in line with the recent addition of the Southern Health Center Neighborhood to the Plan of Conservation and Development. Minor adjustments were suggested to the draft. Next steps will be to send the draft to the regional planning agency and to hold a public hearing.

Gateway Committee

Members of the Gateway Committee; Peter Mastrobattista, Rose Ponte, Amy Suffredini, Augusto Russell were present. Alternate Commissioner Donald is also a member of the Committee. Mr. Mastrobattista reviewed what the Committee has done to date, i.e., holding workshops and meeting with/working with consultants to create the Farmington Center Plan. The next step is to have the Plan & Zoning Commission adopt the Farmington Center Plan into the Plan of Conservation and Development. Additionally, the Gateway Committee would like the Commission to support a study of the five corners area on Route 6. After a brief discussion the Commission gave the Committee their support to study the five corners area of Town.

MINUTES

Upon a motion made and seconded (Fraprie/Brenneman) it was

VOTED: To approve the minutes of the January 29, 2016 meeting.

The meeting adjourned at 8:17 p.m.

SJM