

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

May 23, 2016

Present were Chairman Dunn, Commissioners Fraprie, Jarvis, Tucker, Alternate Commissioners Charette and Donald and the Town Planner and Clerk. Acting Secretary Jarvis opened the meeting at 7:00 p.m. Town Council Liaison Peter Mastrobattista was also present.

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

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Doeg and Alternate Commissioner Charette was appointed to vote on behalf of Commissioner Brenneman.

Acting Secretary Jarvis read the legal notice into the record.

PUBLIC HEARINGS

DiTommaso Associates LLC – 11 Executive Drive

Special permit and site plan approval to install natural turf practice field and associated parking for property located at 11 Executive Drive, C1 zone. Attorney Robert Reeve represented the owner of the Farmington Sports Arena, confirmed certified notice was sent to property owners within 200 feet and a sign was posted as required. Attorney Reeve briefly gave the history of approvals for the site. This application proposes to add a natural turf practice field and provide additional parking on-site, increasing the parking by seventy-eight percent. Parking has only been an issue primarily during the winter months. Patrons sometimes park in the road and in no parking areas even though they are encouraged to park on-site. Rob Hiltbrand, R. R. Hiltbrand Engineers and Surveyors, explained details of the proposed site plan; proposed parking, pedestrian access, overflow parking and 425' x 425' grass practice field. There was some discussion regarding overflow parking, signs and a letter regarding parking concerns. The applicant does use temporary signs for events directing patrons on where to park. Clarification was asked regarding the location of walkways and whether or not lighting is proposed in the parking area. Mr. Hiltbrand reviewed the location of existing and proposed walkways. No lighting is proposed in the parking area. The Town Planner added the applicant agreed to extend the landscape buffer along the infiltration basin.

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

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

Commissioner Fraprie moves and Commission Tucker seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a special permit as required pursuant to Article II, Section 14.B. of the Farmington Zoning Regulations (regulations) to construct natural turf practice field and associated parking for property located at 11 Executive Drive, C1 zone as displayed on the plans in the Zoning Office; and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3(c) ; and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the regulations, considered the public testimony and gave due consideration to the Farmington Plan of Conservation and Development.

Now therefore be it resolved that the Commission approves the special permit request with the following conditions:

1. The proposal shall adhere to all relevant sections of the regulations and representations made by the applicant and the latest Engineering Division memorandum dated May 23, 2016; and
2. Existing landscaping shall continue along the infiltration basin.

The motion passed unanimously.

Town of Farmington – Text Amendment

This agenda item was tabled until 8:06p.m. after New Business matters were discussed.

Amendment to the Zoning Regulations to add Section 30 to Article II for Medical Office/Research Floating Zone (MORF Zone). Town Planner Warner presented the proposed text amendment to the Zoning Regulations. The purpose is to have a floating zone designed to permit and encourage variety and flexibility in uses but also retain the Commission’s legislative authority to guide and ensure proper development in accordance with the Plan of Conservation and Development and these regulations. The floating zone may be applied to any lot or assemblage of lots (with owner consent) in excess of three (3) acres currently located in the area designated Medical Office/Research in the Town’s Plan of Conservation and Development. This amendment will establish a floating zone with an acreage requirement of three acres “to land” the floating zone; strengthen standards for buffering between new development and existing low density residential development; require the provision of pedestrian amenities; require site plans to consider and treat the possibility of pedestrian interconnections; and establish access management standards and encourage good site design. Town Planner Warner proceeded to review design guidelines. The Commission thanked the Town Planner for his effort and work on this amendment.

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

The public hearing closed at 8:22p.m.

Commissioner Jarvis moves and Commission Donald seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) proposed a zoning text amendment to create the Medical Office/Research Floating Zone (MORF); and

Whereas the Commission found the application to be complete and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-3; and

Whereas the Commission evaluated the proposal in accordance with Article IV Section 12 of the Farmington Zoning Regulation and gave due consideration to the Farmington Plan of Conservation and Development as required in CGS 8-3(b).

Now therefore be it resolved that the Commission approves of said change and sets an effective date of fifteen (15) days after the publication of the notice of decision. (June 17, 2016)

The motion passed unanimously.

NEW BUSINESS

Winding Trails, Inc. – 50 Winding Trails

Scott Zenke, Chairman of the Area and Facilities Committee at Winding Trails, presented the proposal to remove the existing boathouse and construct a new boathouse pavilion. The new 40' x 80' building will provide an area for storage and training in the lower level. The upper pavilion level will provide a shaded area for members to meet. Mr. Zenke also reviewed site improvements related to this project. He has reviewed Town Staff comments and they have no issue addressing them. The Commission provided positive comments on the project and thorough presentation. When asked about the timing of the work, Mr. Zenke responded they plan to start after Labor Day.

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

VOTED: To approve Winding Trails Inc. site plan application to construct new boathouse pavilion and make related site improvements at 50 Winding Trails as per plan presented and on file in the Planning Office.

Town Farm Development – 152 Town Farm Road

David Falt, Bozzuto's Inc., stated he is seeking approval to have more mechanical rides for the Dream Ride event. He stated there was a miscommunication at the last meeting before the Commission on the number of rides. Photos of the proposed rides were submitted for the record. Eleven rides and two booths were shown in the photos. Rides will be in operation from 3p.m. to 10 p.m. on Friday and Saturday and 10 a.m. to 4 p.m. Sunday. When asked where the rides would be located on the site Mr. Falt responded in the show ring area of the site. The applicant was asked to clarify the location of parking, how the rides would be powered and if the rides have music associated with them. Mr. Falt explained the area for on-site parking. Rides will be powered by generators and some of them have music (i.e., the merry-go-round). Chairman Dunn expressed concern with the Made in CT event held at the site and the approximately thirty food trucks and its effect on the grass. He was also expressed concern that all events to dates have not been equestrian related. Mr. Falt stated their long-term goal is to have the equestrian use he represented during the public hearing process.

Upon a motion made and seconded (Jarvis/Tucker) it was unanimously

VOTED: To approve Town Farm Development one time request for additional mechanical rides for the Dream Ride event only at 152 Town Farm Road.

Camp Happy Hill

Dr. Scott Lindsay presented a request for modification of the conditions of approval to allow outdoor music for one event. The event is the Robbie Glenn Band Jam for Childhood Cancer. The event is Saturday, June 4, 2016 from 1p.m. to 10p.m. Dr. Lindsay further explained the Lion's Club would like to donate their facility for this event. The Lions Club will also provide free vision screening for children at the event. Live music will be provided by a DJ and food will be provided by George's Pizza. This is a non-alcoholic, family event and a representative from the Lions Club will be present on-site. He also stated off-duty police officers will also be present for security. The Commission commented on music and timing of the event. Dr. Lindsay expects the site to be cleared by 10p.m. There was discussion about notifying neighbors. Dr. Lindsay said one neighbor specifically asks for notice regarding events. Town Planner Warner commented that property owner has been informed of the event.

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

VOTED: To approve Camp Happy Hill's request for modification to conditions of approval to permit outdoor music for the one-time event Robbie Glenn Band Jam for Childhood Cancer on Saturday, June 4, 2016 from 1p.m. to 10p.m. at 87 West Avon Road.

PLANNER'S REPORT

No Planner's Report.

MINUTES

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

VOTED: To approve the minutes of the May 9, 2016 meeting.

The meeting adjourned at 8:32 p.m.

SJM