

TOWN PLAN AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MINUTES

October 12, 2016

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie and Jarvis and Alternate Commissioners Charette and Donald and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:00 p.m.

Secretary Doeg read the legal notice into the record.

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

EXECUTIVE SESSION– Pending litigation Calco Construction and Development Co. v. Plan and Zoning Commission Town of Farmington

At 7:02 p.m. a motion was made and seconded (Brenneman/Fraprie) and unanimously voted to enter into executive session.

At 7:10 p.m. a motion was made and seconded (Brenneman/Doeg) and unanimously voted to come out of executive session.

PUBLIC HEARINGS

5-Corners Farmington Associates, LLC

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Tucker.

Petition to amend the Plan of Conservation & Development regarding Lot 8031 Birdseye Road, Lot 8037 Birdseye Road, Lot 8021 Colt Highway and Lot 8129 Colt Highway located at the corner of Colt Highway and Birdseye Road. Continued from the September 26, 2016 meeting. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the owner of these four vacant parcels at the corner of Birdseye Road and Colt Highway. These parcels are currently zoned R20 and the applicant is proposing to amend the Plan of Conservation and Development (“POCD”) to allow development of these parcels with certain limited commercial uses. The proposal adds language to Section 3 of the Robbins neighborhood future development portion of the POCD. The applicant reached out to neighbors within 200 feet of the site and met with some of the neighbors. A positive referral was received from CRCOG and letters of support were received from the Farmington Chamber of Commerce, Farmington Economic Development Commission and The Metro Realty Group.

Michael Cegan, Richter & Cegan, Inc., reviewed the history of the area, the current zoning map and spoke to the diversity of land use in the area. He stated there is a need for services in this area. The owner does not believe it is desirable to construct four single family homes at this corner creating four additional curb cuts along Colt Highway and Birdseye Road. He reviewed a concept development plan showing a traditional New England architectural building situated close to the intersection with parking and access to the site to the rear of the building set back furthest from the intersection. The concept plan showed the site heavily landscaped along the

adjacent residences. A stone wall was shown at the intersection as a gateway feature for the five corners.

David Sullivan, Milone & MacBroom, performed a traffic evaluation regarding the location of entrances on Colt Highway and Birdseye Road. The evaluation looked at a restaurant/retail use and full restaurant use of the site. Mr. Sullivan stated his evaluation determined traffic will increase less than one percent with commercial retail development of the site.

Donald Poland, PhD, AICP, Goman + York Property Advisors, reviewed his report dated October 11, 2016 submitted for the record. His report addresses concerns of the impact of commercial development on residential property values. His study/report concluded that the proposed change to the Plan is consistent with land use planning principles, the commercial character of the intersection and the overall character of the area and that “Commercial retail development at this intersection will have little to no negative impact on residential property values in the short-term and will have a positive impact on residential property values in the long-term.”

The Commission suggested modifying the amendment to clarify which undeveloped parcels are the subject of the amendment; expressed concern with some other uses like office use and the resulting traffic; and asked about long term impacts on the most immediate parcels. Mr. Poland explained visibility and proximity are factors in the impact of immediate parcels to commercial development. Over time the values increase for these parcels because of their proximity. With the conceptual landscaping/screening to the residential neighborhood he does not see an impact with the existing neighborhood. It was recommended that a future traffic study include weekend traffic information. The Commission commented it would be nice if development of this corner caused investment and upgrade of the other corners at this intersection.

Patty Strazzulla, Director of Sales at the Hampton Inn, spoke in support of the amendment. She stated approximately 45,000 people stay at this hotel every year and they are looking for services in the area.

Augusto Russell, Chair of the Farmington Economic Development Commission, stated the Commission supports this amendment and conceptual development.

Joe Keogan, 151 Birdseye Road, spoke in opposition to the amendment and conceptual development of this site.

Howard Fuller, 149 Birdseye Road, spoke in opposition to the amendment and conceptual development of this site.

Bill Stanford, 145 Birdseye Road, spoke in opposition to the amendment and conceptual development of this site.

Lorraine Rahm, 21 Lakeview Drive, asked for clarification on the definition of “diverse, healthy, resilient” classification of the existing neighborhood stated in the presentation.

Gary Pawlik, 367 Colt Highway, spoke in opposition to the amendment and conceptual development of this site.

Mr. Poland stated his experience and focus of neighborhoods and how he came to define the neighborhood.

Mr. Cegan stated when they submit a future application the site design and proposed use will be evaluated. At this time they are only seeking an amendment in the language to the Plan of Conservation and Development.

David Lattizori, owner of the site, commented he feels the scale of the concept plan is appropriate for the 1.86 acre site. The future application will include screening for adjacent residential neighbors to address concerns.

Attorney Reeve, stated comments made regarding development will be addressed during the special permit and site plan hearing process.

The public hearing closed at 9:03 p.m.

Commissioner Jarvis moves and Commissioner Doeg seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received a petition to amend the Plan of Conservation and Development (POCD) in accordance with CGS Section 8-23; and

Whereas the Commission found the petition to be complete, referred the petition to the Capital Region Council of Governments and Received an affirmative response and conducted a properly noticed public hearing on the request in accordance with CGS Section 8-23 ; and

Now therefore be it resolved that the Commission approves the petition to amend the POCD text and map.

Upon a motion made and seconded (Doeg/Brenneman) the following condition was voted unanimously and added to the above motion to approve to petition:

- To add the language “as of October 12, 2016” to the proposed amendment. The amendment shall read:

“3. Commercial development should not be extended to the north side of Route 6 between Birdseye Road and Wolf Pit Road, *except on the vacant parcels, as of October 12, 2016, at the northeast corner of Birdseye Road and Fienemann Road, which are appropriate for office, retail, restaurant and similar commercial uses, excluding automotive uses, gas stations, car washes and retail convenience stores with or without gasoline sales.*”

The motion to approve the petition was passed unanimously.

Limitless PROformance – 504 Main Street

Application for special permit for gym use at 504 Main Street, C1 zone. The applicant withdrew this application.

5 Two Mile Road Associates, LLC – 5 and 13 Two Mile Road

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Tucker.

Application for change of zone from R20 to B1, special permit and site plan approval for medical office use and related expansion of parking lot at 5 and 13 Two Mile Road. Michael Goldfarb, 5 Two Mile Road Associates, LLC, described the office building located at the corner of South Road and Two Mile Road. He anticipates the building will be two-thirds vacant within a year. Currently there is a demand for medical office space in the area and he is seeking a special permit so that he may seek medical office use tenants. The proposed addition of twenty-six parking spaces will meet the zoning regulation requirement for the proposed medical office use. Mr. Goldfarb stated they have addressed most of the Engineering staff comments and revised plans were submitted for the record. He questioned the need to install as much tactile warnings as stated in Comment No. 3 and did not believe there was a need to obtain approval from the adjacent property owner to remove the portion of existing driveway at 13 Two Mile Road addressing Comment No. 5.

Commissioners asked for confirmation that the applicant will work with staff to address outstanding comments; if additional lighting will be installed; anticipated hours of operation; and existing buffer to abutting residences. After some discussion the Commission recommended a condition of approval that the applicant work with staff to address comments with the exception of Comment No. 5.

Walter Zenick, 144 South Road, asked if the zone is changed will the building be expanded. Mr. Goldfarb responded no, he has no interest in expanding the building.

Mr. Goldfarb was asked if the property line between 5 and 13 Two Mile Road will be eliminated. He responded yes.

Lorraine Rahm, 21 Lakeview Drive, commented she would not like to see further encroachment of the medical office use in this neighborhood.

Gregory Gardner, 26 Two Mile Road, expressed the same concern regarding further encroachment of the medical office use.

Mr. Goldfarb stated he is only seeking to add parking to address the requirements of the medical office use parking requirements.

James Cotter, 24 Two Mile Road, shared the concerns of his neighbors.

The public hearing closed at 9:42 p.m.

Commissioner Fraprie moves and Commissioner Doeg seconds the following resolution:

Whereas the Farmington Town Plan and Zoning Commission (Commission) received an application for a zoning map amendment from R20 to B1 and an application for a special permit for medical office use at 5 Two Mile Road; 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 Regulations, considered the public testimony 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 zone change and sets an effective date of fifteen (15) days after the publication of the notice of decision; and

Be it resolved further the Commission approves of said special permit which shall become effective the day after the effective date of the zone change with the following conditions:

- The proposal shall adhere to all relevant sections of the regulations, the submitted plans and representations made by the applicant;
- There will be no signage, other than directional signage, on the subject property;
- The existing house shall be demolished prior to the construction of the parking lot improvements; and
- The applicant shall address to the satisfaction of the Chief of Engineering comments dated October 11, 2016 with the exception of Comment No. 5.

The motion passed unanimously.

NEW BUSINESS

11 South Road LLC – 11 and 21 South Road

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Tucker.

Attorney Christian Hoheb stated the owner would like to increase the size of the previously approved 40' x 60' storage building to 40' x 120'. Tom Daly, Milone & MacBroom, stated they re-evaluated the space needed, with the construction of two addition medical office buildings; the need for more storage space is greater than initially anticipated. The proposed use is identical as represented for the smaller building. They have received approval from the Inland Wetlands Commission for this building and minutes of their decision was forwarded to the Plan & Zoning Commission for review. In addition to the storage of maintenance materials/equipment the building will house tenant materials like carpet, filters, etc. Mr. Daly also reviewed the site plan for location of dumpsters, site grading, etc. He stated no vehicle repair will be done in the building. The roll-off dumpster next to the building will be fenced and secured. The applicant was asked to review elevation renderings of the proposed building and to review whether or not additional site lighting is proposed.

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

VOTED: To approve 11 South Road LLC site plan modification to increase size of storage building at 11 & 21 South Road to 40' x 120' as per plan submitted and on file in the Planning Office.

Sign Pro Inc. – 62 Spring Lane

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Tucker.

Robert Kuszpa, Sign Pro, presented the proposed 24” x 72” building sign stating the sign will not be visible from the road. When asked if the building sign will have lighting, Mr. Kuszpa responded no. He then asked for feedback from the Commission regarding the proposed directional signs. The monument directional signs are proposed on Town property within a sewer easement. The Commission recommended he work with Town Staff regarding an alternate location or a sign proposal for the two directional signs.

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

VOTED: To approve Sign Pro Inc. application to install building sign at 62 Spring Lane as presented and on file in the Planning Office. The applicant shall work with staff to find alternate designs/locations for the two directional type signs and return to the Commission for approval.

Bianca Signs – 5 Field Stone Run

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Tucker.

Paul Bianca presented the sign application to replace the existing sign at the entrance of Field Stone Run. The existing sign is in need of repair/replacement. Mr. Bianca stated the new sign will be the same size and in the same location as the existing sign. An additional sign is proposed at the second entrance of Field Stone Run. The new sign will be installed on top of an existing stone wall. The Commission asked if the signs will be lit. Mr. Bianca responded no.

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

VOTED: To approve Bianca Signs application to install two signs at 5 Field Stone Run as per plan presented and on file in the Planning Office.

Don Hammerberg Associates – 525 New Britain Avenue

Alternate Commissioner Donald recused herself from this matter. Alternate Commissioner Charette was appointed to vote on behalf of Commissioner Tucker.

Hans Winkel, Don Hammerberg Associates, presented the proposed signs. Mr. Winkel presented a landscape plan for the island along New Britain Avenue. The freestanding sign proposed along the street will be moved from their existing location on New Britain Avenue to this new site. Existing ground mounted solar lights are proposed to light this sign. A halo lit 149 sq. ft. building sign is proposed facing the parking area. Additionally a green awning with the street number is proposed over the entrance door. The Commission asked for confirmation that the proposed sign sizes met the requirements of the zoning regulations. Town Planner Warner confirmed the sizes proposed comply with the regulations. The Commission asked if the applicant would consider goose neck style down lighting for the building sign. Town Planner Warner commented halo lighting has not been approved elsewhere on New Britain Avenue and does not seem appropriate for this site. Halo lighting approved for other locations in Town were in more commercial areas.

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

VOTED: To approve the Don Hammerberg Associates sign application for property located at 525 New Britain Avenue with the condition that instead of halo lighting for the building sign the sign shall be externally lit with lighting installed over the sign so the light shines down onto the sign.

David Quisenberry – 70 Mountain Road

Chairman Dunn recused himself from this matter.

Informal discussion: Mr. Quisenberry stated he purchased this property earlier this year with the intention of building a home for his family but is considering alternatives because he has been unable to sell his existing home in Farmington. Mr. Quisenberry reviewed three possible subdivision plans and asked the Commission for feedback.

Town of Farmington – 8-24 Referral

Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Tucker.

Assistant Planner Rutherford presented the proposal to change the lighting of exterior building and site lighting to LED lighting at all seven school facilities and the Town Hall. Lighting at the Union School would match lighting in Unionville and the lighting at Noah Wallace School will match lighting on the Dipietro Bridge in Farmington. Lights are primarily in the same location as existing while some additional lighting is proposed in poorly lit locations.

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

VOTED: To recommend the approval of re-lamping of exterior building and site lighting to LED lighting at all seven school facilities and the Town Hall as requested by the Town and Board of Education in a request dated September 6, 2016.

PLANNER'S REPORT

1 Lenola Drive

Two businesses have requested permission to lease space at the Italian Club at 1 Lenola Drive. The current zoning is FP (Flood Protection) but the building pre-dates the zoning regulations. Town Planner Warner asked for feedback from the Commission regarding substitution of a non-conforming use. There was some discussion about lighting and the driveway. The Commission did not express concern with the substitution of the non-conforming use.

Tunxis Fore Driving Range – 1024 Farmington Avenue

Town Planner Warner received a request from The Wesleyan Potters, Inc. to use the building located at the Tunxis Fore Driving Range for three extended weekends (Thursday through Sunday) in the month of December. They proposed to sell high-end handmade pottery and jewelry. The hours of operation will be 10 a.m. to 6 p.m.

MINUTES

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

VOTED: To approve the minutes of the September 26, 2016 meeting.

The meeting adjourned at 10:58 p.m.

SJM