

TOWN PLAN AND ZONING COMMISSION  
PUBLIC HEARING AND REGULAR MINUTES

October 24, 2016

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie and Tucker 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.

Alternate Commissioner Charette was appointed to vote on behalf of Commissioner Jarvis.

**PUBLIC HEARINGS**

**Fore Group LLC – 80 Mountain Spring Road**

Commissioner Doeg recused himself from this matter. Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Doeg.

Application for three-lot subdivision and waiver for extension of public water line for property located at 80 Mountain Spring Road, R80 zone. Attorney Christian Hoheb stated for the record that the applicant received approval from the Inland Wetlands Commission on September 21, 2016. The applicant held an open house last week with neighbors and received positive comments about the proposal. Attorney Hoheb stated the standard R80 subdivision complies with the requirements of the subdivision regulations. The Farmington Valley Health District (“FVHD”) has requested some changes and the applicant is working with staff to address engineering comments. David Whitney, Consulting Engineers, presented the site plans and described the site details. Conservation easements along the roadway and over the wetlands to the rear of the site total approximately 2.7 acres. Mr. Whitney explained he is revising the plans in response to the FVHD request for additional separation between the septic systems and the roof leader infiltration systems. He then submitted a copy of his responses to the first round of engineering comments for the record and stated he reviewed staff comments received today and he feels he can address them all. Storm water runoff from the site has been designed to provide zero increase in storm water runoff. Attorney Hoheb stated he has been trying to talk to CT Water Company regarding the waiver to not extend the water line but has been unable to reach them. Adding he was not sure they understood what the applicant was asking for during their initial meeting. Commissioners asked if one curb cut for the two additional driveways was considered; if ledge has been found on site; if there were plans to plant additional trees in response to the removal of trees required for the new driveways; and whether or not a water line could be installed across the properties instead of the roadway. Mr. Whitney responded they would consider placing the two driveway cuts side by side. He added that of the fourteen test pits he dug for the septic systems he did not find ledge. At this time there were no plans to add additional trees along the frontage of the new lots. Attorney Hoheb said he did not have information from the water company regarding extending a water line across the property instead of the roadway but would find out and report back at the next meeting.

Girard Raffin, 2 Olcott Way, spoke about his letter date October 24, 2016 submitted for the record expressing concern with disruption to area residences related to the proposed subdivision.

Colene Pazzani, 99 Mountain Spring Road, asked for confirmation that there would be no sanitary sewer line extended to this site. She said she liked the idea of extending the water line for future possible development. Ms. Pazzani expressed concern with the removal of sixteen trees.

Fotis Dulos commented his understanding is that since the Wand subdivision was approved with wells that the water line could not be extended beyond the site.

Town Planner Warner commented the adjacent Emery property contains a significant conservation easement limiting the potential for development.

At 7:50 p.m. a motion was made and seconded (Fraprie/Brenneman) and unanimously

VOTED: To continue this hearing to the November 14, 2016 meeting.

### **NEW BUSINESS**

#### **Henry Cormier – 850 Farmington Avenue**

Mr. Cormier stated he is moving to 850 Farmington Avenue. He would like to use the national Ameriprise Financial blue for the tenant sign at the entrance to the site. His sign will replace the Pecoy sign. Commissioners commented on the uniform sign plan at the entrance of the site requiring green signs with white lettering. After some discussion the applicant said he will withdraw his application and install a sign compliant with the green and white uniform sign program.

#### **CT Sign – 1593 Southeast Road**

A representative of CT Sign presented the proposed LED illuminated channel letter sign for the Sleep Number store at 1593 Southeast Road. Much of the building is located in Newington but this sign is in Farmington. Commissioners asked for confirmation that the proposed size of the sign conforms to the requirements of the sign regulations. Town Planner Warner responded yes.

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

VOTED: 5 in favor to 1 opposed (Brenneman) to approve the CT Sign application to install building sign at 1593 Southeast Road as presented and on file in the Planning Office.

#### **Old Mill Commons, LLC – 19 Perry Street**

Commissioner Doeg recused himself from this matter. Alternate Commissioner Donald was appointed to vote on behalf of Commissioner Doeg.

Attorney Christian Hoheb submitted a request for two six-month extensions of the special permit approval granted for 19 Perry Street. They are still waiting for DEEP approval and need more

time. Attorney Hoheb commented the time permitted by the regulations for commercial construction projects is quite short.

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

VOTED: To grant the request for one year extension of time of the special permit approval to Old Mill Commons, LLC for project located at 19 Perry Street, Unionville.

Valley Orthodontics – 801 Plainville Avenue

Jack Kemper, Kemper Associates, stated they are seeking a modification to prior approval regarding site changes. The water table was discovered higher than initially thought and they need to raise the building foundation approximately 1' 9". Exits were added in response to a request of the Building Official; parking spaces have been shifted but the number of spaces remain the same; the building is approximately 200 sq. ft. smaller than approved and the building footprint is smaller; Mr. Kemper stated the walk out basement is for storage of dental records. Commissioners asked if the water table impacts the detention basin. Patrick O'Leary, VHB, responded no; but the building height was raise because the footings/foundation would be just above the water table. Overall the difference in the proposed modification to the plan is the raising of the building height. When asked what change people will see from the street, Mr. Kemper responded the building height is approximately eight inches higher due to the new grade.

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

VOTED: To approve Valley Orthodontics request for modification of prior approval for property located at 801 Plainville Avenue as per plan presented and on file with the Planning Office.

Town of Farmington - 1 Depot Place

The Town would like to rework the parking at 1 Depot Place to add parking spaces. The plan for one parking area proposes to excavate the existing stone dust surface and install millings. The smaller parking area requires excavation of an existing grass surface and the installation of millings and the removal of 50 linear feet of metal beam railing.

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

VOTED: To approve the Town of Farmington site plan for additional parking at 1 Depot Place as presented in plans "Proposed Parking Improvements at 1 Depot Place" dated October 12, 2016.

Town of Farmington – 14 Westwoods Drive

Nancy Parent, Director of Community & Recreational Services, was present with Geoffrey Porter, Recreation Supervisor. Ms. Parent spoke informally to the Commission regarding the future construction of a Splash Pad at this site. She explained what the Splash Pad is and the different options for providing water. They are looking for feedback on the proposal and if favorable will next conduct a full feasibility study. The Commissioners generally had positive

feedback for this project and look forward to a formal application with more details on the location of the splash pad, how the water will be provided/treated, parking and supervision.

**PLANNER'S REPORT**

No Planner's Report

**MINUTES**

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

VOTED: To approve the minutes of the October 12, 2016 meeting.

Commissioner Tucker commented she missed the October 12, 2016 meeting because it was a Jewish holiday and asked for consideration of these dates in the future.

The meeting adjourned at 8:37 p.m.

*SJM*