



SUFFIELD ZONING AND PLANNING COMMISSION AGENDA REGULAR MEETING

7:00 PM – MONDAY, DECEMBER 15, 2008

TOWN HALL MEETING ROOM, 83 MOUNTAIN ROAD

AMENDED as of 12/12/08

I. ROLL CALL

II. EXECUTIVE SESSION - None

III. PUBLIC HEARINGS

File # 45-2008: To consider a proposal from the Suffield Zoning and Planning Commission (in accordance with Section XIV. E. of the Zoning Regulations) to amend the Town of Suffield Zoning Map as follows: Six parcels located on Mountain Road to change from Neighborhood Commercial (NC) Zone to Town Center Village District (TCV) Zone: Map 24H, Block 30, Lot(s) # 129 through 132, and Map 34H, Block 30, Lot(s) # 113 & 128; Three parcels on High Street to change from R-25 Residential Zone to TCV Zone: Map 34H, Block 30, Lot(s) # 110, 111 & 112; Parcel at 82 North Main Street to be changed from R-25 Residential Zone to TCV Zone: Map 43H, Block 45, Lot # 275; Parcel at 13 Bridge Street to be changed from R-25 Residential Zone to TCV Zone: Map 44H, Block 47, Lot # 1; Parcel at 34 South Main Street to be changed from R-25 Residential Zone to TCV Zone: Map 44H, Block 47, Lot # 226

File # 50-2008: Request from Daniel Carnevale for 10-lot Subdivision called Vinrose Lane, located off Thompsonville Road, Suffield; Map 75H, Block 45, Lot # 121. Applicant: Daniel Carnevale

File # 52-2008: Request from 222 Mountain Road, LLC for Special Permit to build a Commercial Office Building, located at 228 Mountain Road, Map 24H, Block 30, Lot(s) # 129 – 131. Applicant: 222 Mountain Road, LLC

File # 19-03A: Request from Carol & Tom Matthews for Special Permit Renewal for Bed & Breakfast, located at 827 North Street, Suffield; Map 40, Block 29, Lot # 3. Applicant: Carol & Tom Matthews

File # 21-03A: Request from Bob & Lorraine Erickson for Special Permit Renewal for Bed & Breakfast, located at 13 Bridge Street, Suffield; Map 44H, Block 47, Lot # 1. Applicant: Bob & Lorraine Erickson

File # 339C: Request from Harold, Trudy & Steven Wissell for Special Permit Renewal for a Commercial Horse Farm, located at 1360 Hill Street, Suffield; Map 27, Block 28, Lot 55. Applicant: Harold, Trudy & Steven Wissell

IV. NEW BUSINESS

File # 53-2008: Request from Daniel & Francesca Hinckley for a 2-lot Resubdivision (Hinckley Subdivision), located at 1510 Hill Street, Map 27, Block 28, Lot # 61. Applicant: Daniel Hinckley
Accept application and set public hearing date.

V. OLD BUSINESS

File # 25-07A: Request of Attorney Joseph Flynn representing CT Biodiesel, LLC, for the second and final 90 day extension for filing the re-subdivision maps to the Suffield Land Records; Map 37H, Block 37, Lot 1. Applicant: CT Biodiesel, LLC. **Discussion and possible decision.**

- ✓ Discussion and possible decision on: **File # 45-2008**
- ✓ Discussion and possible decision on: **File # 50-2008**
- ✓ Discussion and possible decision on: **File # 52-2008**
- ✓ Discussion and possible decision on: **File # 19-03A**
- ✓ Discussion and possible decision on: **File # 21-03A**
- ✓ Discussion and possible decision on: **File # 339C**

VI. REPORTS

Chairman

Town Planner – Plan of Conservation

VII. MINUTES- November 17, 2008, Regular Meeting Minutes

VIII. CORRESPONDENCE

IX. ADJOURNMENT