



SUFFIELD ZONING AND PLANNING COMMISSION AGENDA REGULAR MEETING

7:00 PM – MONDAY, NOVEMBER 21, 2011

SUFFIELD SENIOR CENTER, 145 BRIDGE STREET

I. ROLL CALL

II. INFORMAL DISCUSSION

Attorney Carl Landolina to discuss Public Act 11-79; An Act Concerning Bonds and Other Surety for Approved Site Plans and Subdivisions.

III. PUBLIC HEARING

File # 2011-9: Special Permit Application for fifteen [15] single family, detached, condominium units, “Olde Village Green” located at 785 Mapleton Avenue, Map 51H, Block 42, Lot# 23. Applicant Robert C. Schechinger, Jr. ASLA.

File # 2011-6A: Request from John Drabkin for a 2-Lot Re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2. Applicant John Drabkin.

File # 82-2010A: Site Plan Modification to Lot 5 of “Deer Cliff Subdivision” off Newgate Road, Map 6, Block 11, Lot[s] # 58B-58B-1. Applicant Kirk MacNaughton

File # 2011-10: Request from ZPC to amend the zoning regulations as follows: 1.) Add Active Recreation Facility to the Use Table in Section IV. 2.) Add Active Recreation Facility to Section II Definitions. 3.) Add School / Education Center to Section, II Definitions. 4.) Add new regulation Small Wind Energy Producing Facility in Section V, Special Regulations. 5.) Add Street, Public to Section II Definitions and remove existing Street definition. 6.) Revise Lot Frontage and Configuration in Section III. G. 7.) Revise Section IV. L. z. – Prohibited Uses.

IV. NEW BUSINESS

File # 2011-11: Special Permit request to convert the building at 390 Boston Neck Road into eighteen [18] apartments under Section V.U. Adaptive Reuse Regulations, Map 56H, Block 47, Lot 171. Applicant Suffield Apartments, LLC. **Accept and set public hearing date.**

File # 2011-12: Special Permit request for a seven [7] lot Flexible Residential Development [FRD] called “The Hamlet on South Main,” located at 432 South Main Street, Map 35H, Block 48, Lot 95-1. Applicant Mark O’Neill. **Accept and set public hearing date.**

File # 2011-13: Request from Mark O’Neill for a seven [7] lot FRD subdivision called “The Hamlet on South Main,” Map 35H, Block 48, Lot 95-1. **Accept and set public hearing date.**

V. OLD BUSINESS

File# 25-03C: Request from Somerset Homes, LLC to reduce the bond to the 10 % maintenance level for Stony Brook Farms II, located off of Boston Neck Road; Map 45H, Block 47, Lot # 178. Applicant: Somerset Homes, LLC. **Discuss and possible decision.**

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| <input type="checkbox"/> | Discussion and possible decision on: | File# 2011-9 |
| <input type="checkbox"/> | Discussion and possible decision on: | File# 2011-6A |
| <input type="checkbox"/> | Discussion and possible decision on: | File# 82-2010A |
| <input type="checkbox"/> | Discussion and possible decision on: | File#2011-10 |

VI. REPORTS- Chairman and Town Planner

VII. MINUTES – October 17, 2011 Regular Meeting Minutes

VIII. CORRESPONDENCE

IX. ADJOURNMENT