

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
January 27, 2014**

Present: Frank Bauchiero, Jr., Chairman
John Murphy, Vice Chairman
Chester Kuras, Secretary
Mark O'Hara
Gina Pastula, Alternate
Jacek Bucior, Alternate

Absent: Charles Sheehan
Mark Winne
Ginny Bromage

Also Present: Bill Hawkins, AICP, Town Planner
Gerry Turbet, Town Engineer
Eleanor Binns, Administrative Secretary

The proceedings of this meeting were voice recorded.

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:00 pm and asked Mrs. Binns to take a silent roll call. In the absence of Mr. Winne, Mrs. Pastula was appointed as the alternate voting member. In the absence of Mr. Sheehan, Mr. Bucior was appointed as the alternate voting member.

II. PUBLIC HEARINGS

For the record, Secretary Kuras read aloud the legal notice that was published in the Hartford Courant on January 16, 2014 and January 23, 2014.

File #2013-20: Request for a 2-lot resubdivision located at the corner of Austin St. and South St. Map 27H, Block 37, Lot 1/1. Applicant – Allan Borghesi.

Allan Borghesi of Borghesi Building and Engineering made the presentation of the application to the Commission. Mr. Borghesi wanted to go on record to thank Mr. Hawkins for the guidance he gave him in submitting the proper documents.

The owner of the property, 75 North, LLC is proposing to re-subdivide this 15.26 parcel into two parcels because he has a buyer who intends to use the proposed parcel for industrial development. The parcel to be sold is the 3.89 acres which is designated on the map he submitted as Lot 1-1A. The present owner will retain the remaining 11.38 acres with frontage on Austin St. for his own future development. The application was already approved by the Conservation Commission.

There were no questions from the commission members and Mr. Bauchiero asked for the reports from the town planner and town engineer.

Mr. Hawkins read his report into the record. His report described the property as being in the Planned Development Industrial Park zone (PDIP). There is an existing driveway that crosses the property from Austin St. to the Windsor Marketing Group building (77 Austin St.) He noted that there are not currently any structures on the property and that the proposal is only for re-subdivision and is not for any building or construction. Therefore, a letter from the Water Pollution Control Authority is not needed at this time. Any proposal to build on this property would have to come back before the commission as a new application.

Mr. Hawkins stated that the proposed lots both meet the requirements of the regulations in terms of frontage and area. He also pointed out that if the future building on the corner lot is going to use Austin Street for access, there is a requirement that driveways should be located at least 250 feet from the street intersection, however, this requirement can be waived or modified by the Commission depending on specific site conditions.

Since there is not construction proposed at this time, and the dedication open space is not customarily required in industrial zones, Mr. Hawkins recommended to the commission that they allow the requested waivers from the Subdivision Regulations as follows:

- Sidewalks per Section 308
- Curbs and Gutters per Section 308
- Streetlights per Section 918
- Street trees per Section 402.m
- Open Space per Section 802
- Scale of resubdivision plan from 40 scale to 50 scale per section 401

Mr. Turbet gave his verbal report stating that the subdivision meets all requirements of the regulations. He recommended that all iron pins be installed at all parcel corners prior to the commission signing the plan. He had no problem with the proposed waivers but recommended that a waiver of plan scale be approved (from 40 scale required to the 50 scale shown).

There were no questions or comments from the commission.

With nothing further, Mr. Baucherio opened the hearing to the public.

James Cerkanowicz, who is an abutter at 70 Austin St., said that he had no objection to the application but was concerned that the current driveway which was on the original approval for the Windsor Marketing Group warehouse was never final paved. He felt that another plan should not be approved until all of the site work for the warehouse is completed. It was explained by the chairman and staff that it is not possible to hold the approval of the resubdivision plan before the Commission because of incomplete site work associated the Windsor Marketing Group site plan.

With no other comments, Chairman Bauchiero asked for a motion to close the public hearing. Mr. Kuras moved to close the public hearing, seconded by Mr. O'Hara. The motion was carried unanimously, 6-0-0.

NEW BUSINESS

File #2014-1: Request for a site plan modification located at Suffield Academy, Brewster Hall, 185 North Main St. Map 33H, Block 30, Lot 108. Applicant – Suffield Academy.

Patrick Booth, Chief Financial Officer for Suffield Academy, gave the presentation for the application. Kevin Johnson of Close, Jensen and Miller as well as Marco Tommasini from Tecton Architects were present to answer any questions.

The proposal is to add on to Brewster Hall over into the current entrance to Stiles Lane from High St. A new access from the north side of the campus connecting with Stiles Lane from the west side of the property was completed this summer with this plan in mind. The applicant presented detailed plans that showed a color rendering of the building addition as well as the surrounding buildings. The set of plans completed by Close, Jensen, and Miller dated January 16, 2014, were presented as well as architectural elevations and drawings and floor plans completed by Tecton Architects.

There were no questions from the commission members and Mr. Bauchiero asked for the reports from the town planner and town engineer.

Mr. Hawkins read his report into the record. He indicated that the application was approved by the Historic District Commission, WPCA and the Conservation Commission. He stated that this addition to Brewster Hall will blend well with other buildings on the campus. The fire lane will allow for access to the center of campus while keeping other traffic out making for a more walkable campus. He recommended approval of the site plan but recommended that a light fixture detail be added to the plans indicating that full cut-off lights will be used.

Mr. Turbet read his report into the record. He noted that the work within the Route 75 right of way would be done under a DOT permit. Additionally, he stated that the town is going to be reconstructing High St. this year with a direct exit lane to Main St. The applicant should coordinate with the town's road consultant on the northern access to High Street. He stated that there would be a minimal effect on drainage with the proposed addition. Mr. Turbet raised concerns about fire vehicle access and reviewed Suffield Code 17-31, which requires an unobstructed 20 foot wide passage way with an outside turning radius of 50 feet to permit free passage of a fire vehicle. The proposed design, includes a 15-foot wide fire lane and 45 foot outside turning radius, does not meet the code requirements. This should be addressed with the Fire Marshall.

Mr. Johnson from Close, Jensen, and Miller assured the commission that the fire access would be addressed. Mr. Murphy asked if any buildings were to be demolished and the answer was no.

III. OLD BUSINESS

File #2013-20: Request for a 2-lot resubdivision located at the corner of Austin St. and South St. Map 27H, Block 37, Lot 1/1. Applicant – Allan Borghesi.

There was discussion about the driveway that would be needed for development of the new lot and this would need to be looked at when a site plan is proposed for construction.

Mr. Murphy moved to approve the waivers as recommended by the Town Planner and Town Engineer. Motion seconded by Mr. Kuras and passed unanimously by members voting, 6-0-0.

Mr. Murphy moved to approve the application as submitted subject to the recommendations by the Town Planner and Town Engineer as presented. Motion seconded by Mrs. Pastula and passed unanimously by members voting, 6-0-0.

File #2014-1: Request for a site plan modification located at Suffield Academy, Brewster Hall, 185 North Main St. Map 33H, Block 30, Lot 108. Applicant – Suffield Academy.

Mr. Murphy moved to approve the application subject to the recommendations by the Town Planner, the Town Engineer and the Town Fire Marshall. Motion seconded by Mr. O'Hara and passed unanimously by members voting, 6-0-0.

IV. REPORTS

Chairman – Mr. Bauchiero stated that he has had inquiries from town residents about the house on Mapleton Ave. that was damaged in a fire and has not been demolished. Staff stated that the building official, first selectman and the attorneys have been working on getting the house taken down. He also had an inquiry about a house that the owner is not maintaining the lawn. The zoning enforcement officer does not have the authority to address these issues. There was also discussion about hoop houses. They are not permitted unless constructed prior to 10/9/2009 or on farms.

Town Planner –

There was an inquiry about opening a dog daycare in town. This is not specifically addressed in the present regulations. The commission discussed this as being categorized as similar to a commercial kennel which is not a permitted use. They also stated that this type of use would have to be better defined in the regulations if it were to be allowed in Suffield.

The addition to the Kent Memorial Library is coming up and the staff will review it and put it on the agenda for the February meeting as a site plan approval.

Accessory Building Proposed Text Amendment was reviewed with the changes that were made based on the input from the commission last month. It was decided that the proposed amendment was at the point where the process can be started for formal approval by putting it on the agenda for the February meeting to be accepted and publicized for a public hearing in March.

V. MINUTES

Mr. Murphy made a motion to approve the December 16, 2013 regular meeting minutes as submitted, seconded by Mr. Kuras. The motion was carried, 5-0-1. (Mr. Bauchiero abstained as he was not at the December meeting.)

VI. CORRESPONDENCE

There was no correspondence to review.

VII. ADJOURNMENT

Mr. Murphy made a motion to adjourn at 8:05 p.m.; seconded by Mr. O'Hara. Motion carried unanimously 6-0-0.

Submitted,

Chester Kuras, Secretary

cc: Assessor, Building Official, Conservation Commission, Economic Development Director, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel, File