

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
August 18, 2014**

Present: **Chester Kuras, Secretary**
 Charles Sheehan
 Mark Winne
 Jacek Bucior, Alternate

Absent: **Frank Bauchiero, Jr., Chairman**
 John Murphy, Vice Chairman
 Mark O’Hara
 Ginny Bromage, Alternate
 Gina Pastula, Alternate

Also Present: **Bill Hawkins, AICP, Town Planner**
 Gerry Turbet, Town Engineer
 James Taylor, Zoning Enforcement Officer

The proceedings of this meeting were voice recorded.

I. ROLL CALL

In the absence of Chairman Bauchiero and Vice Chairman Murphy, Secretary Chet Kuras was acting chairman for the meeting which he called to order at 7:03 pm. He then asked Mr. Hawkins to take a silent roll call. In the absence of Mr. Bauchiero, Mr. Bucior was appointed as an alternate voting member.

II. PUBLIC HEARINGS

File # 2014-16: Request for special permit for Suffield Commons, continuing care facility, to include a public restaurant and modification to the parking lot. 82 North Main Street, Map 43H, Block 45, Lot 275 - Applicant – Frank DeMarinis

The public hearing for this application was continued from last month. Mr. Kuras introduced the file and asked if the applicant could explain the revised site plan. Luke Showalter of Sage Engineering introduced himself to the commission and described the changes that were made to the site plan in response to comments from the Commission and staff at the July meeting. He explained that the landscaped areas in the parking lot were removed to add four parking spaces. Three of the four proposed parking spaces along the sloped entrance driveway were removed and one space for the facility’s director was added next to the fire truck turnaround area which has not been reduced in size. The rest of the required six spaces will be added by extending the parking lot to the east. Mr. Showalter concluded that the parking lot is adequately sized per the regulations for both the continuing care facility and restaurant uses.

With nothing further from Sage Engineering, Mr. Kuras asked staff to read their reports. Mr. Hawkins read through his comments as they related to the revised plans explaining that the

parking requirements for the uses on the property have been met. He explained the restaurant will be open for breakfast and lunch Monday through Friday 6AM to 2PM and 6AM to 1PM on the weekends. Mr. Hawkins proposed three conditions of approval for consideration by the Commission which were as follows;

- Any signage proposed for the restaurant shall be reviewed by the Design Review Board.
- The restaurant shall be limited to 36 seats.
- Outdoor dining is prohibited as the number of seats for the restaurant is limited by the amount of parking spaces on the site.

Mr. Kuras asked Gerry Turbet to read through his report. Mr. Turbet described the revised parking layout, storm water drainage, and proposed guardrail to be installed on the eastern end of the expanded parking lot. He further explained that all of his previous concerns with the plan have been addressed. Mr. Sheehan asked if a wider radius could be added to the plans for the first parking space along the sloped entrance driveway to make it easier for cars to get into the space. Mr. Showalter agreed that this would be done.

Mr. Kuras asked if there was anyone in the audience that wished to speak in favor of the application. They were as follows;

- Patrick McMahon, Director of Economic and Community Development stated that he endorses the proposed plan for a public restaurant at 82 North Main Street on behalf of the Economic Development Commission.
- Mary Donahue, Owner of M&M's restaurant.

With nothing further, Mr. Winne made a motion to close the public hearing. Seconded by Mr. Sheehan; motion passed unanimously, 4-0-0.

III. NEW BUSINESS

There was no new business before the Commission.

IV. OLD BUSINESS

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Mr. Kuras asked if there were any comments or discussion from the Commission on the application before them. Mr. Sheehan complimented the applicant and staff on working together to revise the plan based upon the comments at the July meeting and stated he felt the new plan is much better.

With nothing further, Mr. Sheehan moved to approve the application subject to the conditions enumerated in the memorandum of the town planner updated on August 13, 2014, and also to include recommendations of the town engineer in his report of August 14, 2014. He also added a

condition that a wider radius gets added to the first parking space proposed along the entrance driveway. The motion was seconded by Mr. Winne and carried unanimously, 4-0-0.

V. REPORTS

Chairman – None

Town Planner – Mr. Hawkins updated the Commission on the status of the “Olde Village Green” development located off of Mapleton Avenue. A brief discussion ensued.

VI. MINUTES

Mr. Sheehan made a motion to approve the July 21, 2014 regular meeting minutes as submitted, seconded by Mr. Winne. The motion was carried, 4-0-0.

VII. CORRESPONDENCE

Jim Taylor read a letter submitted to the Commission from Karl and Sarah Stursberg of 493 South Stone Street regarding the enforcement of the Cease and Desist order against their neighbors at 519 South Stone Street. After a brief discussion, the Commission instructed staff to contact the attorney handling the case and get a letter indicating what is intended to be done and a timeframe for next steps in enforcing the order.

VIII. ADJOURNMENT

Mr. Sheehan made a motion to adjourn at 7:34 p.m.; seconded by Mr. Bucior. Motion carried unanimously 4-0-0.

Submitted,

Chester Kuras, Secretary

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