

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
October 20, 2014**

Present: Frank Bauchiero, Jr., Chairman
Chester Kuras, Secretary
Charles Sheehan
Mark Winne
Mark O’Hara
Ginny Bromage, Alternate
Jacek Bucior, Alternate

Absent: Gina Pastula, Alternate

Also Present: Bill Hawkins, AICP, Town Planner
Ellie 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. He then asked Ms. Binns to take a silent roll call.

II. NEW BUSINESS

Election of Vice Chairman

Chairman Bauchiero stated that due to the resignation of John Murphy, a new vice chairman needs to be elected. Mr. Winne nominated Charles Sheehan and Mr. Kuras seconded the nomination. Mr. Sheehan was elected by a unanimous vote 5-0-0.

File #2014-19: Request for a 9 Lot Resubdivision on the north side of Hickory Street nearest intersection being Mapleton Avenue. Map 35, Block 39, Lot 9-1 & 9-2
Applicant – Hickory Street Partners, LLC.

Chairman Bauchiero called for a motion of acceptance on this file. Mr. Sheehan moved to accept the application and set the public hearing for November 17, 2014. The motion was seconded by Mr. Winne and carried unanimously, 5-0-0.

III. OLD BUSINESS

File # 2014-17: Request to extend filing date for 90 days for a 2 Lot Subdivision, 422 South Main St. Map 35H, Block 48, Lot 96.

Applicant – Matthew Zaczynski

Chairman Bauchiero called for a motion to extend the filing date for this file. Mr. Sheehan moved to extend the filing date for this application for 90 days. The motion was seconded by Mr. Winne and carried unanimously, 5-0-0.

IV. REPORTS

Chairman – Mr. Baucherio is getting correspondence from many people outside of Suffield pertaining to the Mormino zoning enforcement case.

Town Planner –

- **Review of Subdivision Regulations:**

Mr. Hawkins updated the Commission on the review he is doing to the subdivision regulations and distributed copies of some changes to be considered. This is a working document at this time and he is looking for input from commission members. Mr. Hawkins stated that this would not be a comprehensive rewrite and that what the commission can and cannot dictate to developers is regulated by state statute for the most part. He indicated that the fire chief would like to see the inclusion of standards for fire protection where public water is not available.

Town Engineer, Gerry Turbet will be looking at the engineering aspects of the subdivision regulations to make any recommendations. Mr. Sheehan suggested that minimum center line radius and design speed might want to be addressed for new roads.

- **Update of Ongoing Projects**

Mr. Hawkins stated that T& M Builders has been clearing the land for the Suffield Chase project and he and First Selectman McAnaney met with two of the residents on Wisteria Lane who had concerns about the clearing.

He also let the commission members know that there was a preliminary meeting with the developer who is looking at building affordable housing on the Melnick property on East Street South near Boston Neck Road. Mr. Hawkins stated that the developer has indicated they plan on making their application through the use of State Statute 8-30G for this potential project.

Mr. Hawkins brought the commission up to date on the CVS project, the Kent Memorial Library move and the inquiry he had about regulations or restrictions the town has pertaining to a medical marijuana production facility in Town.

Mr. Hawkins also indicated to the members that the legal fees to date have exceeded the amount in the budget and he will be meeting with Mr. McAnaney to discuss transferring funds to cover further costs as this would require Board of Selectmen and Board of Finance approval. Commission members felt that the costs should come from the Town's contingency fund because the commission does not budget for lawsuits.

Ms. Binns made the commission aware of the Winter Farmers Market that is planned to be held at the Suffield High School in the commons area.

V. MINUTES

Mr. Sheehan made a motion to approve the August 18, 2014 regular meeting minutes as submitted, seconded by Mr. Kuras. The motion was carried, 5-0-0.

VI. CORRESPONDENCE

Mr. Sheehan read into the record a letter received from a woman in Minnesota asking the Commission to drop the lawsuit against Kathy Shea Mormino.

VII. ADJOURNMENT

Mr. Sheehan made a motion to adjourn at 7:34 p.m.; seconded by Mr. Kuras. Motion carried unanimously 5-0-0.

Submitted,

Chester Kuras, Secretary

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