

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
November 17, 2014**

Present: **Chester Kuras, Secretary**
 Mark Winne
 Jacek Bucior
 Gina Pastula, Alternate
 Ginny Bromage, Alternate

Absent: **Frank Bauchiero, Jr., Chairman**
 Charles Sheehan, Vice Chairman
 Mark O’Hara

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

In the absence of the Chairman and Vice Chairman, Secretary Kuras called the meeting to order at 7:00 pm. He then asked Mrs. Binns to take a silent roll call. Ms. Bromage and Ms. Pastula were appointed as voting members for this meeting as two regular members were not in attendance.

For the record, Mr. Winne read aloud the legal notice that was published in the Hartford Courant on November 6, 2014 and November 13, 2014.

II. INFORMAL DISCUSSION

Steven Sorrow of Friends of the Canal spoke about an area along the canal path where upwards of twenty eagles used to roost during the winter. He stated that after the lights were installed for security reasons at the C&S Warehouse parking lot off Harvey Lane, the eagles no longer come to that area. He would like to have the lights shielded so that it would again be an area that eagles would come to. He will speak to C&S about shielding the lights and/or pursue grant funding from the Federal Trails Improvement program. The commission members expressed support for this effort.

III. PUBLIC HEARINGS

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.

Attorney Joseph Flynn of Alfano & Flynn, LLC, represented the applicant and stated that all the necessary approvals had been submitted as well as a new site plan which was submitted on November 17th. The revised site plan incorporated recommendations that were in the town planner and town engineer's reports. He introduced Charles Rinaldi, majority member of Hickory Street Partners, LLC, and Pete Romprey of Water Resource Technologies, Vernon, CT, who was there to answer any questions on the operations of the grinder pump sewer systems and common force main that are proposed for this subdivision. Mr. Flynn pointed out that this subdivision had been previously approved for ten homes in the early nineties but that approval had never been acted on and ultimately expired. Mr. Flynn deferred to the reports from the staff which the applicant is in concurrence with.

Mr. Kuras asked for the reports from the Town Planner and Town Engineer.

Town Planner, Bill Hawkins read his report into the record. This is an R45 zone and is served by public water and sewer. The report detailed the area and the buffer zone that will be maintained between the properties to be developed, and the adjacent farmland as well as Fourmile Brook. He recommended that the required note from Section 805 of the Subdivision Regulations which was added to the plans should also be added to the deeds of each impacted lot (Lots 2-7). Also reviewed in the report was the fee-in-lieu of open space of \$3,000 per lot and the waivers requested by the applicant and endorsed by Mr. Hawkins. The requested waivers are for streetlights, curbs and gutters, and sidewalks. Also addressed in the report were limits of clearing and street trees that should be left or replaced if they are removed. Other conditions that had been mentioned in the report as recommendations have now been addressed by the applicant with the new site plan and additional paperwork submitted on November 17th.

Town Engineer, Gerry Turbet read his report into the record. The report reviewed the submittals and the field inspection that was done by Mr. Turbet. There were recommendations concerning improving the drainage plan and footing drains and discharge into Fourmile Brook that were addressed in the new site plans submitted on November 17th. He recommended the following as conditions for approval:

- Standard Approval Conditions 1-7, 9 and 11
- The Installation of all iron pins and monuments shown on the resubdivision plan prior to the Commission signing the mylars for filing, or submit a bond estimate covering the costs of installing pins and monuments prior to the Commission signing the mylars. A bond would be required prior to the Town issuing the first Certificate of Occupancy (CO).

Mr. Turbet highlighted the need for care with the grading on this property as the lots are developed and that staff should be monitoring the erosion controls. Ms. Bromage asked how this was to be monitored and the answer was that town staff would be responsible and that CO's would not be issued until it was acceptable.

There was discussion about the grinder pumps and the need for backup generators. Mr. Romprey reviewed how the systems work and the installation of outlets on the pumps for simple generators. The owner's manual for these systems will include information on the need for a generator. Mr. Rinaldi concurred that the builder should recommend this. Mr. Romprey also described the benefits of using these systems and why towns are now using them.

With no further comments from the Commission, Mr. Kuras opened the hearing to the public.

Dean Caswell of 1715 Mapleton Ave. spoke as a direct abutter and said he was neutral to the project and did not object.

With no other comments, Mr. Kuras asked for a motion to close the public hearing. Mr. Winne moved to close the public hearing, seconded by Ms. Pastula. The motion was carried unanimously, 5-0-0.

IV. NEW BUSINESS

File # 2014-20: Request for 8-24 Report from the Board of Selectmen to accept Cassotta Lane as a town road.

Applicant – Board of Selectmen

Mr. Turbet stated that F & L Construction requested that this be accepted as a town road and an 8-24 report was needed. His report indicated that he recommends approval. The road was built to town specifications and all the work was done under town inspection. The sidewalk has been completed. There are no cracks or defects and the town has already been plowing the road. Mr. Kuras asked for a motion.

Mr. Winne moved approval of the 8-24 report to accept Cassotta Lane as a town road, seconded by Ms. Pastula. The motion was carried unanimously, 5-0-0.

V. OLD BUSINESS

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.

Mr. Winne moved to approve the waivers from the Subdivision Regulations for File# **2014-19**

- Sidewalks per Section 308
- Curbs and Gutters per Section 308
- Streetlights per Section 918
- Open Space per Section 800 – Fee-in-lieu recommended.
- A fee in lieu of open space of \$3,000 is accepted for each approved building lot as an acceptable alternative to providing open space. The total fee of would be \$27,000 for the nine lots.

The motion was seconded by Ms. Pastula and carried unanimously, 5-0-0.

Mr. Kuras then called for a motion on the application approval.

Mr. Winne moved approval of File# **2014-19** with the following conditions:

- The note on the plans regarding the agricultural buffer shall be added to each deed where a buffer exists on the property. If an agriculture buffer area is cleared of natural vegetation, white pines shall be planted to reestablish the buffer area.

- The limit of clearing following the 50 foot upland review line for Lot 1 shall be clearly defined on the property with placards or similar to provide a buffer for Fourmile Brook. Similarly, lot 9 shall indicate the limits of clearing with placards and be shown on the plans where adjacent to the intermittent stream.
- Existing street trees shall be kept where possible between the front building setback line and the sewer easement. If the existing trees are removed, three inch caliper red maples shall be planted a minimum of 40 feet apart per Section 402.m of the Subdivision Regulations.
- Standard Approval Conditions 1-7, 9 and 11
- The Installation of all iron pins and monuments shown on the resubdivision plan prior to the Commission signing the mylars for filing, or submit a bond estimate covering the costs of installing pins and monuments prior to the Commission signing the mylars. A bond would be required prior to the Town issuing the first CO.

Mr. Bucior seconded and the motion was carried unanimously, 5-0-0.

File # 50-2009D: Request from F & L Construction, LTD for reduction of the construction bond to the ten percent maintenance level for Cassotta Lane subdivision located off Thompsonville Road; Map 75H, Block 45, Lot #121.

Mr. Turbet explained that the bond on this road is currently at the one third level and the necessary work has been done to warrant reduction of the bond to the ten percent level.

Mr. Winne moved to reduce the bond on Cassotta Lane to the ten percent level of \$34,000.00. The motion was seconded by Ms. Pastula and was carried unanimously, 5-0-0.

VI. REPORTS

Chairman – In the absence of Chairman Bauchiero, there was no report from the Chairman.

Town Planner – Mr. Hawkins explained that Solarize Suffield is a program run by Clean Energy Finance & Investment Authority (CEFIA) and Suffield is in a four town group promoting solar installations. The towns in our group are East Granby, Suffield, Windsor and Windsor Locks. There will be a meeting in each of the towns to explain and promote the program and Suffield's meeting will be in February. The Z&P office will be working with CEFIA and the other towns to promote this program. See <http://solarizect.com/our-towns/solarize-east-granby-suffield-windsor-windsor-locks/> for more information on the program. Mr. Rich Bosse, 1140 North St. was in the audience and spoke in favor of the program. He has a solar system and spoke highly of using solar to provide electricity.

Mr. Hawkins also mentioned that there is a court date this Friday, November 21st for the Mormino case and the plan is for the parties to meet with a judge to see if the case can be resolved prior to going to trial in the Spring.

The Lake Road gravel pit case is going ahead and briefs are due in the next thirty days.

VII. MINUTES

Mrs. Bromage made a motion to approve the October 20, 2014 regular meeting minutes as submitted, seconded by Mr. Bucior. The motion was carried, 5-0-0.

VIII. CORRESPONDENCE

Certificates were received for the commission members that attended the first Land Use Academy workshops. Members reported that the workshops were worthwhile and Mr. Winne spoke about being cautious when visiting sites as a Commission member and recommended the use of GIS maps which would have to be shared as part of the record for the file. Mr. Hawkins will try to give the GIS map information included with his reports.

IX. ADJOURNMENT

With nothing further to come before the commission, Mr. Bucior made a motion to adjourn at 8:25 pm; seconded by Ms. Bromage. 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