

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
April 20, 2015**

Present: Frank Bauchiero, Jr., Chairman
Charles Sheehan, Vice Chairman
Chester Kuras, Secretary
Mark Winne
Ginny Bromage, Alternate
Brendan Malone, Alternate
Gina Pastula, Alternate

Absent: Mark O'Hara
Jacek Bucior

Also Present: James Taylor, Zoning Enforcement Officer
Eleanor Binns, Administrative Secretary
Gerry Turbet, Town Engineer
Carl Landolina, Esq., Commission Counsel

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 Mrs. Binns to take a silent roll call.

II. PUBLIC HEARING

File # 2015-2A, B & C: Application pursuant to Connecticut General Statute 8-30g for 171 multifamily housing units located at 898 East Street South with the nearest intersection being Boston Neck Road. Map 69H, Block 55, Lot 83. Applicant –Hamlet Homes, LLC

Applications include:

- A – Zoning Regulation Text Amendment Application
- B – Zone Map Amendment Application
- C – Site Plan Application

Chairman Bauchiero noted that this was a continued hearing from the March 16th meeting and called on the applicant to present the commission with an update.

Attorney Robin Pearson of Alter & Pearson, LLC, attorney for the applicant, introduced Meghan Alter Hope of Alter & Pearson, Mark O'Neill of Hamlet Homes, and Chris Ferraro and Ron Bomengen of Fuss & O'Neill. Ms. Pearson stated that the new plans for the project are dated April 8, 2015 and include significant changes which incorporate the comments and concerns that were brought up by staff, commission members and the public from previous meetings.

The number of units has been reduced to 166 and 50 of those will be price restricted units. She also noted that the Water Pollution Control Authority (WPCA) had renewed their capacity letter as of April 14, 2015. Ms. Pearson then turned the presentation over to Chris Ferraro who reviewed the changes that have been made to the proposal. He stated that they have reworked

the plan to address storm water management concerns, worked with WPCA to allow for existing residents to tie into the sewer lines and met with the fire marshal to address the turnaround radius for emergency vehicles. The new plan eliminates five units on the north side and reconfigures the design, moving the buildings further away from steep slopes and from Stony Brook which eliminates the geotechnical concerns and the concern of the proximity to the upland wetland review area. All buildings are now outside the 100 foot regulated area for Stony Brook. Mr. Ferraro noted that the storm water management plan has changed significantly based on the input from the town engineer, Mr. Turbet. They have eliminated the large retention basin and used smaller basins with a 3 to 1 slope as opposed to the 4 to 1 steeper slope that was on the original design. This will also allow them to retain more of the existing vegetation. Mr. Ferraro showed pictures of the vegetation that is between the two closest houses on Paper St. to show what currently exists as screening and stated there are no plans to take down any of those trees. Because of concerns raised about the projects proximity to the sewage treatment plant, Mr. Ferraro investigated national guidelines for setbacks when locating a sewage treatment plant and found that based on these national guidelines this development exceeds the required setbacks. He also studied the data from Bradley International Airport pertaining to prevailing winds to address concerns on odors from the plant and found that the winds do not have a significant impact on the odors coming from the plant because of the direction. It was also his contention based on research that vegetation does not have a significant impact acting as a buffer for odors that might be coming from the treatment plant.

Ms. Pearson then entered into the record and distributed a packet to the commission entitled, “Supplemental Materials, Permitting The Hamlet on East Street South, 898 East Street South, Suffield, CT.” She reviewed the contents of this packet which included comments and questions from the last meeting which are addressed in this document. Also included in the packet are the capacity letter from the WPCA as well as the minutes of their December 9, 2014 meeting which includes the chief operators report, the proposed caveat language for the leases and deeds for Hamlet Homes pertaining to potential noise and odors from the treatment plant and the Environmental Assessment Report from wetland and soil scientist, Thomas Pietras.

Ms. Pearson concluded stating that they felt that they had addressed all concerns raised by the commission and staff and hoped that the commission would consider scheduling a special meeting before the regularly scheduled May meeting to vote on the application after the Conservation Commission meeting on April 28th.

Chairman Bauchiero then asked for questions or comments from commission members.

Ms. Bromage asked if the town would have to approve using the WPCA road for emergency access and the answer was yes. She also inquired if there were going to be sidewalks throughout the development and the answer was yes. Ms. Bromage also asked about the town’s liability if there were odors and any damage to pipes during construction Mr. Landolina responded that the WPCA would be responsible in these areas.

Mr. Sheehan then asked for clarification on easements for the adjacent residents on East St. to connect to the sewer system for development. Mr. O’Neill stated that he would allow easements at no charge to these residents. Mr. Sheehan also noted that there is an existing odor control system currently at the treatment plant. There was discussion about the capacity of that system.

Mr. Sheehan inquired about the gate access to the WPCA road and was concerned about residents using it as an alternative road rather than just an emergency access. Mr. Bomengen stated that Mr. O’Neill is responsible for the installation of a suitable gate and the details will be worked out with WPCA and the fire marshal.

Mr. Bauchiero asked about putting more evergreens to buffer the two houses on Paper St. on the north side. Mr. Ferraro suggested that in order to put in the evergreens they would have to cut down existing trees.

Mr. Kuras asked about the traffic pattern through the development. This will be a private road with two lanes.

Ms. Pastula stressed the need to alert potential residents of the possibility of odor and noise. Applicant stated that this will be in the purchase and sale agreement and the lease as well as listed on the plans.

Attorney Landolina then made comments on the text amendment as currently presented and pointed out that it needed to be updated to correspond with the new plan as far as parking spaces. He also requested clarification on the open space. He will meet with Attorney Pearson to be sure the phased construction plan includes language that makes it clear that the HOD units must be built at the appropriate percentage per phase.

Mr. Sheehan stated that he would like to see exhibit D which is the caveat for the leases and deeds listed on all the plan sheets.

Mr. Turbet asked that the applicant submit a bond estimate. He will be submitting a report for the next meeting to include his comments on the updated plan.

Chairman Bauchiero opened the hearing for comments from the public.

The following people made comments:

Steve Sorrow 532 Hill St. spoke as a member of Friends of the Canal. He expressed concern about the site lighting affecting potential eagle roosts and any additional drainage into the canal. Thomas Doane, 1039 Paper St. concerns about the buffer and stated that the existing trees are old and do not provide enough of a proper buffer on the north side. He also questioned if the final phase would be all affordable rather than market rate.

Brennan White, 1040 Paper St. raised concerns about health and safety and the odor problem because of the changes being made to the site.

Scott Sobinski, 955 Boston Neck Rd. concerned about density and traffic

David Ingraham, 12 Settlement Circle, concerned about traffic on Boston Neck Road and the capacity of the bridge on that road.

Guy Begin, 1065 Paper St. concerned about buffering being effective because of the elevation.

With no further comments the chairman asked for a motion to continue the public hearing.

Discussion ensued about having a special meeting and the consensus of the commission was that they would not schedule a special meeting because there was no assurance that the Conservation Commission would act in favor of the application at the April 28th meeting.

The applicant had submitted a letter agreeing to an extension of the hearing until May 5th but agreed to amend their letter to May 18, 2015.

Mr. Sheehan moved to continue the public hearing to the May 18th meeting.

Motion seconded by Mr. Winne and approved unanimously, 6-0-0.

III. NEW BUSINESS

File # 2015-03: Request for a 2 lot resubdivision located at 709 Mountain Road, Somerset Farms, Map 21H, Block 26, Lot 5 - Applicant – Elzear & Patricia Roy

Chairman Bauchiero called for a motion to accept the application.
Mr. Sheehan moved to accept the application and set the public hearing for the meeting of June 15, 2015. The motion was seconded by Mr. Winne
The motion was carried unanimously, 6-0-0.

File # 2015-04: Request for a text amendment to add Section V.W Keeping of Chickens to the Zoning Regulations. Applicant- Town of Suffield

Chairman Bauchiero called for a motion to accept the application.
Ms. Bromage moved to accept the application and set the public hearing for the meeting of June 15, 2015. The motion was seconded by Mr. Winne.
The motion was carried unanimously, 6-0-0.

III. OLD BUSINESS

There was no old business to act on.

IV. REPORTS

Chairman – No report.

V. MINUTES

Mr. Sheehan made a motion to approve the March 16, 2015 regular meeting minutes as submitted, seconded by Mr. Kuras. Motion carried 6-0.

VI. CORRESPONDENCE

Chairman Bauchiero advised the commission that there was no correspondence to review.

ADJOURNMENT

With nothing further to come before the commission, Mr. Sheehan made a motion to adjourn at 8:40 pm; seconded by Mr. Winne. 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