

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
May 18, 2015**

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

**Absent:** Mark O’Hara  
Jacek Bucior  
Mark Winne

**Also Present:** Bill Hawkins, AICP, Town Planner  
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. In the absence of members, Mr. O’Hara and Mr. Winne, Chairman Bauchiero appointed Ms. Bromage and Mr. Malone as voting members for the meeting.

**II. PUBLIC HEARING**

**File # 2015-2A, B & C:** Application pursuant to Connecticut General Statute 8-30g for 166 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 April 20<sup>th</sup> 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 Mark O’Neill of Hamlet Homes, and Chris Ferraro, Ron Bomengen and Mark Vertucci of Fuss & O’Neill who were available to answer any questions. Ms. Pearson stated that since the April 20<sup>th</sup> meeting, she and Attorney Landolina had discussed keeping the affordable unit ratio in tact as the phases of the project are built and that they are fully committed to maintain that ratio in each phase of the development. She pointed out that the Conservation Commission had approved the application at their May 12<sup>th</sup> meeting and had noted that there were items that were not under

their jurisdiction but they would like Zoning and Planning to address concerns about buffers, fencing and the WPCA access. Attorney Pearson directed the commission's attention to the new landscaping plan on Sheet LP-100 dated 5/4/15 which was submitted on May 8<sup>th</sup> with the cover letter describing the changes in the plan. The revised buffer still leaves existing trees and vegetation and adds 36 white pine trees interspersed along the northern slope and 18 white pine trees to be planted on the southern buffer. This particular type of tree was selected by the consultants who visited the site based on the existing vegetation and soil type. The trees will have a minimum 2 inch caliper and will be planted post construction were best suited to achieve optimum growth and screening potential. She also pointed out that the new plan includes a fence that will be a minimum of 120 feet in length along the northern slope area to address the concerns of safety. The fence may be extended up to 600 feet in length after consultation with staff after the buildings are constructed.

Ms. Pastula joined the meeting at 7:10 pm.

Attorney Pearson indicated that a full set of plans on the landscaping LP-100 through LP-106 had been submitted for the record. She then reviewed the town engineer and town planner's reports and stated that they were 100% amenable to all conditions that were listed in their reports.

In closing Attorney Pearson stated that they have been conscientious and responsive in addressing the concerns and suggestions from staff and public comments which has resulted in revisions to the drainage plan, moving buildings and reducing the amount of units as well as increasing the buffers.

Chairman Baucherio appointed Ms. Pastula to serve as a voting member in the absence of Mr. Bucior.

Attorney Landolina stated that Attorney Pearson had addressed his questions and concerns about the wording of the proposed regulation related to meeting the affordable criteria and there were no other outstanding issues to be dealt with.

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

Mr. Sheehan asked if the ZPC would need to wait to vote on the application until the Conservation Commissions ruling was past the appeal period and Attorney Landolina responded that the ZPC can act as soon as the Conservation Commission makes a decision, not having to wait for the appeal period.

Mr. Malone asked about the line of site at the entrance road for the WPCA and Mr. Taylor stated that there is not a problem currently but the Zoning Enforcement Office can address line of site concerns at any time.

Chairman Bauchiero asked for the reports from the Town Planner and Town Engineer.

Mr. Hawkins summarized his report and pointed out the reduction in the number of buildings proposed and the additional sidewalks and parking. He addressed a concern that had been brought up at a previous hearing about the effect of the cell tower located on adjacent Town owned property. He noted that the closest building in the development is approximately 240 feet

away from the base of the tower. Using a Federal Communications Commission (FCC) report and the approved application for the cell tower, he determined that the cell tower would not likely pose a health or safety issue.

Mr. Hawkins suggested specific wording to be included in the deeds and lease agreements for the units in the development as they will be abutting the WPCA. He also asked that elevation views of the townhouses be submitted with the final set of plans and that an effective date of June 5, 2015 is added to the text amendment and zone change motions

Mr. Turbet summarized his report and stated that a field review of the site was done. At that time, site distances from the proposed entrance to the property were reviewed and deemed as adequate. He highlighted in his report a need for increasing the radii for the two cul-de-sacs on the northern roads to accommodate fire trucks and increasing the radii of the two upper corners on the triangular island. He requested plans for road construction be included in the final set of plans and that no parking signs get posted around the cul-de-sacs. Mr. Turbet also stated that the applicant should work with the WPCA and Fire Department to coordinate the final gate design on the WPCA access road. If the application is approved the applicant would need to submit a bond guaranteeing erosion and sedimentation measures to be approved by the commission and furnished to the Finance Department.

Chairman Bauchiero opened the hearing for comments from the public.

The following people made comments:

Thomas Doane, 1039 Paper St. asked if the existing trees and vegetation would be part of the buffer with the new trees and the answer was yes. He also asked who would maintain the roads.

Darryl Dillow 620 East St. South raised concerns about traffic on East St.

He brought up the loss of wildlife and wetland impact.

Scott Sobinski, 955 Boston Neck Rd. concerned about traffic and felt the traffic study done was not adequate.

Brennan White, 1040 Paper St. raised concerns the overall layout of the project and submitted to the members a plan that he had drafted which changed the location of the buildings. Felt the plan did not fit with the town's plan of conservation and development and that the open space was not properly addressed.

Attorney Landolina pointed out to the commission that no open space is required for this development and it was at the applicants' discretion to include it.

Attorney Pearson pointed out that all construction is now outside of the regulated wetlands and watercourses.

Mr. Vertucci of Fuss & O'Neill addressed the concerns about the traffic study, explaining that they are within the industry standard. Their studies were reviewed by Hekseth & Associates and will be ultimately reviewed by the Connecticut Department of Transportation who has the ultimate authority because this is a state road, and an encroachment permit will be needed. The DOT does not look at the application until it has passed the town agency.

Attorney Pearson pointed out that over fifty percent of the property is being preserved as open space and the buildings will be set back so that there will be no visual impact off of East St.

With no further comment Chairman Bauchiero asked for a motion to close the public hearing. Mr. Sheehan moved to close the public hearing. Motion seconded by Ms. Bromage and approved unanimously, 6-0-0.

### III. NEW BUSINESS

**File# 7-05** - Site Plan Modification Request from Trademark Builders, LLC & White Birch Trust, LLC to change the landscaping plan for the Greendale Village active adult development located on East Street. Map 76H, Block 45, Lot 134A. Applicant – Matthew Falkowski

Matt Falkowski presented the plan and explained that it has been ten years since the original plan and several plantings cannot be done because of where utilities were installed. He worked with residents Ernie Asteriades and Dr. Kisiel to develop a new plan which showed the type and location of the trees, shrubs and grasses. The plan was circulated to all residents and twenty-three approved the plan and only one did not respond. No one spoke against it.

Mr. Hawkins and Mr. Turbet spoke in favor of the plan.

Mr. Falkowski mentioned that a new granite sign would also be installed at the front of the development.

Mr. Bauchiero asked for a motion to approve the plan.

Mr. Sheehan moved to approve the landscaping plan as submitted. The motion was seconded by Ms. Bromage.

The motion was carried unanimously, 6-0-0.

### III. OLD BUSINESS

**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

Commission members discussed whether or not they were ready to vote on the application and the consensus was that there would not be any additional information forthcoming.

Attorney Landolina stated that he has not heard any expert testimony that there are health and safety issues other than speculation which would not be enough to turn down the application.

Mr. Bauchiero called for motions on the applications.

Ms. Pastula moved to approve **File 2015-2A** Zoning Regulation Text Amendment Application as revised with an effective date of June 5, 2015. Motion was seconded by Mr. Kuras.

The motion was carried unanimously, 6-0-0.

Ms. Pastula moved to approve **File 2015-2B** Zone Map Amendment Application in accordance with Sheet GI-103 of the plans entitled “Zone Change Plan” with an effective date of June 5, 2015. Motion was seconded by Ms. Bromage.

The motion was carried unanimously, 6-0-0.

Ms. Pastula moved to approve **File 2015-2C** Site Plan Application to include the conditions listed in the Town Planner memorandum of May 14, 2015 and the updated memorandum from the Town Engineer dated May 18, 2015. Motion was seconded by Ms. Bromage.

The motion was carried unanimously, 6-0-0.

At this time Mr. Bauchiero left the meeting and Vice Chairman, Mr. Sheehan took over as acting chairman.

It was voted without objection to add to the agenda an executive session to discuss pending litigation for Congamond Lake Environmental Protection Organization vs. Suffield Zoning and Planning Commission. Motion was made by Ms. Bromage and seconded by Ms. Pastula.

The motion was carried unanimously, 6-0-0.

The commission entered executive session at 8:30pm and Mr. Hawkins, Mr. Taylor and Attorney Landolina were in the session with the commission members. All others left the meeting room.

The commission came out of executive session at 8:50 pm and Mr. Sheehan stated there were no votes taken. The regular meeting was reconvened.

#### **IV. REPORTS**

**Chairman** – No report.

**Town Planner** – No report

#### **V. MINUTES**

Ms. Bromage made a motion to approve the April 20, 2015 regular meeting minutes as submitted, seconded by Mr. Kuras. Motion carried 6-0.

#### **VI. CORRESPONDENCE**

No correspondence to review.

#### **VII. ADJOURNMENT**

With nothing further to come before the commission, Mr. Kuras made a motion to adjourn at 8:55 pm; seconded by Ms. Bromage. 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