

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
September 21, 2015**

**Present:** Charles Sheehan, Vice Chairman  
Chester Kuras, Secretary  
Mark O’Hara  
Jacek Bucior  
Patrick Keane  
Ginny Bromage, Alternate  
Brendan Malone, Alternate  
Gina Pastula, Alternate

**Absent:** Mark Winne

**Also Present:** Bill Hawkins, AICP, Town Planner  
Eleanor Binns, Administrative Secretary

*The proceedings of this meeting were voice recorded.*

**I. ROLL CALL**

Acting Chairman Sheehan called the meeting to order at 7:00 pm. He then asked Ms. Binns to take a silent roll call. In the absence of Mr. Winne, Mr. Sheehan appointed Ms. Bromage to act as a full member.

**II. ELECTION OF OFFICERS**

Acting Chairman Sheehan stated that because the Town election is in sixty days, he recommended that the election of a new chairman be delayed until the December meeting when the full complement of new board members will be serving. The other commission members agreed. Mr. Sheehan will continue to serve as acting chairman until that time.

**III. NEW BUSINESS**

**File # 63-2009C:** Request for Special Permit Renewal for a sand and gravel pit on Phelps Road, Map5, Block 9, Lots 46A & 48. Applicant – Murray A. Phelps III.  
Mr. Sheehan asked for a motion on acceptance of this application. Mr. Kuras moved to accept the application and set the public hearing for the October 19, 2015 meeting. Seconded by Mr. Bucior and approved unanimously, 6-0-0.

**File # 2015-9:** Request for a text amendment to clarify Zoning Regulations Section IV.B – Use Table, Section IV.L.q, and Section V.J.1. pertaining to earth removal. Applicant- Zoning and Planning Commission.

Mr. Sheehan asked for a motion on acceptance of this application. Mr. O'Hara moved to accept the application and set the public hearing for the November 16, 2015 meeting. Seconded by Ms. Bromage and approved unanimously, 6-0-0.

**File # 2015-10:** Request for a text amendment to add a new section V.X. Large Scale Ground Mounted Solar Photovoltaic Installations to the Zoning Regulations. Applicant- Zoning and Planning Commission.

Mr. Sheehan asked for a motion on acceptance of this application. Mr. Bucior moved to accept the application and set the public hearing for the November 16, 2015 meeting. Seconded by Mr. Mr. O'Hara and approved unanimously, 6-0-0.

**File # 2015-11:** Request for a 3 lot subdivision called "North Stone Estates" located on the east side of North Stone Street with the nearest intersection being Colson Street.

Map 13, Block 15, Lot 1B - Applicant – Sasa Skerla

Mr. Sheehan asked for a motion on acceptance of this application. Ms. Bromage moved to accept the application and set the public hearing for the October 19, 2015 meeting. Seconded by Mr. Bucior and approved unanimously, 6-0-0.

**File # 2015-12:** Request for a 3 lot subdivision located at 866 Boston Neck Road.

Map 68H, Block 47, Lot 145 - Applicant – D.T. Moriarty

Mr. Sheehan asked for a motion on acceptance of this application. Ms. Bromage moved to accept the application and set the public hearing for the October 19, 2015 meeting. Seconded by Mr. O'Hara and approved unanimously, 6-0-0.

#### **IV. OLD BUSINESS**

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

Mr. Sheehan confirmed with all commission members that they had listened to the recordings of the meetings they had missed. Mr. Keane recused himself from the deliberations as he was not a member of the commission during the hearings. Mr. Sheehan appointed Ms. Pastula to act as a full member in place of Mr. Keane for this agenda item only.

Mr. Sheehan asked Mr. Hawkins to give a comparison between the two drafts that have been before the commission. Mr. Hawkins explained that the first draft had a quarter acre minimum and limited the amount of hens to five on this size lot with a formula for the number of chickens as the size of the lot increased. Roosters were not allowed on less than five acres unless neighboring property owners gave their approval. There were also regulations pertaining to animal waste and feed storage, exemptions for students, and a permit process in the original draft. In the current draft dated 7-23-15, there is no minimum acreage or maximum amount of hens. The chickens are still restricted for personal not commercial use and are allowed in any residential zone. Roosters are prohibited on less than five acres. The draft stipulates that the chickens must be kept on the owners property at all times and there needs to be a building for housing them that meets minimum setbacks from property lines of 75 feet from the front and 25 feet from the side and rear. A paragraph in this draft states that the chickens must be kept in a manner that conforms to all applicable regulations of the various health and regulatory agencies. Mr. Hawkins stated that the public hearing was closed at last month's meeting, so if the commission members decide to make substantial changes to the current draft they would need to

revise the draft and vote to reopen the public hearing. A new public notice for next month's meeting would be required so that all citizens would have an opportunity to provide input on the final draft.

Discussion ensued about the standards needed and if the new draft had enough standards and details. Members felt it would be better to be more restrictive at first and then revisit the regulations to relax them if needed. They stated that the regulations are needed to address people who are not responsibly keeping chickens and not the many individuals who are doing a good job and not negatively impacting the neighbors.

Commissioners discussed reopening the hearing to allow public input on the final draft.

Mr. Kuras moved to approve the current 7-23-2015 draft of the text amendment as presented. There was no second to the motion so the motion failed.

Mr. O'Hara moved that the public hearing be reopened and that a new draft be written and publicized which has a minimum lot size and details on the number of hens allowed per acre. The motion was seconded by Ms. Pastula and passed with 5 in favor and 1 opposed.

Mr. Hawkins requested a consensus on the changes that the commission wanted for a new draft to be presented for the public hearing next month. The consensus of commission was to revise the 7-23-2015 draft to restrict roosters to properties of five or more acres, hens would be allowed on ¼ acre with setbacks for the required coop, 5 hens per ¼ acre and the property must be in single ownership, no leasing.

The public hearing will be scheduled at the next meeting for October 19th

## V. INFORMAL DISCUSSION

### **Briarwood Homes – Development options for property located at 785 Mapleton Avenue.**

Elzear Roy, 709 Mountain Road, showed the commission a preliminary plot plan for thirteen homes to be built on the property on Mapleton Avenue known as "Old Village Green" which was previously approved for fifteen condominium units and required a zone change to the Planned Development Apartment (PDA) zone. Previous to the property being a PDA zone, the property was zoned as R-45 for single family residential. Mr. Roy's proposal would necessitate the property being changed from PDA to the R-25 zone. It would be a traditional subdivision with a town road as opposed to the private road and individual sewer pumping systems that were in the previous application.

In order for this new proposal to be approved, Mr. Hawkins suggested that the commission might consider extending the R-25 zone that is on Thompsonville Road to the south of this property on the west side of Mapleton Avenue. This design is in the preliminary stages and specifics would have to be worked on.

## VI. REPORTS

**Chairman** - no report

**Town Planner** – Mr. Hawkins reported that the Siting Council has approved the two megawatt solar array on the Sullivan property located at 1005 North Street.

## VII. MINUTES

Mr. O'Hara made a motion to approve the August 17, 2015 regular meeting minutes as submitted; Motion seconded by Ms. Bromage and approved unanimously, 6-0-0.

**VIII. CORRESPONDENCE**

There was no correspondence.

**IX. ADJOURNMENT**

With nothing further to come before the commission, Mr. O'Hara made a motion to adjourn at 8:04 pm; seconded by Ms. Bromage. Motion carried unanimously 6-0-0.

Submitted,

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Chester Kuras, Secretary

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