

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

Present: Mark Winne
Mark O’Hara
Ginny Bromage
Jacek Bucior
Patrick Keane
James Henderson
Gina Pastula, Alternate
Brendan Malone, Alternate

Absent: Jeff Peak, Alternate

Also Present: Bill Hawkins, AICP, Town Planner
Eleanor Binns, Administrative Secretary
Gerry Turbet, Town Engineer

The proceedings of this meeting were voice recorded.

I. ROLL CALL

Acting Chairman Winne called the meeting to order at 7:00 pm. He then asked Ms. Binns to take a silent roll call. All full members were in attendance so no alternates needed to be appointed as full members.

II. ELECTION OF OFFICERS

Acting Chairman Winne called for the nomination of officers.

Mr. O’Hara nominated Mark Winne for chairman. Ms. Bromage seconded and the motion was carried unanimously 6-0-0.

Mr. Henderson nominated Patrick Keane for vice chairman. Mr. Bucior seconded and the motion was carried unanimously 6-0-0.

Mr. O’Hara nominated Ginny Bromage for secretary. Mr. Keane seconded and the motion was carried unanimously 6-0-0.

Chairman Winne pointed out that the commission bylaws were up for a biennial review and suggested that the commission members review the bylaws and discuss any necessary revisions at the January meeting.

Mr. Winne then asked for a motion to add an item to the agenda for a bond reduction.

Mr. Keane moved to add to the agenda under Old Business, **File # 2013-16B** Request for Bond Reduction for the Redstone Farm Subdivision. Mr. Bucior seconded and the motion was carried unanimously 6-0-0.

Ms. Bromage then read the legal notice into the record.

III. INFORMAL DISCUSSION

Proposal for nine lot flexible residential development subdivision located on the west side of Halladay Avenue with the nearest intersection being Cherry Brook Lane, Map 26, Block 28, Lot 7.

Andrew Krar of Design Professionals, South Windsor, CT. presented a preliminary plan for a development off of Halladay Avenue and introduced Robert Digennaro who is the property owner.

Mr. Krar described the location and the plan to use the flexible residential development (FRD) regulations for this development. The preliminary plan shows a 1,100 foot cul-de-sac with the nine lots on one side of the road. The plans also show approximately 11.4 acres of open space. The plan is to use individual septic systems and drinking water wells since property is more than 200 feet from the public water line and there are no public sewers. They are planning to have the North Central District Health Department review the soils testing in the spring to determine the feasibility of the property for development. Mr. Krar mentioned that all of the lots are larger than the minimum required lot size in the FRD (18,200 SF) with two of the lots consisting of 2 or more acres. There were some questions from the commission regarding public water supply and open space.

IV. PUBLIC HEARING

File # 2015-13: Request for a zone map change from Planned Development Apartment (PDA) to R-25 residential located at 785 Mapleton Avenue. Map 51H, Block 42, Lot 33. Applicant Briarwood Homes, Inc.

Attorney Joseph Flynn of Alfano and Flynn presented the request for the zone change from the current PDA to R-25. He described the parcel as a 20 acre property on the westerly side of Mapleton Avenue. Mr. Roy of Briarwood Homes purchased the property and is requesting the zone change from a PDA which is approved for 15 units on a private road. However, he pointed out that the current zone would allow for up to 60 condominium units on the property. He is requesting the change to an R-25 so that he can build a traditional development with 13 single family homes which he feels would be more consistent with the existing residential area.

Mr. Hawkins read his report dated December 18, 2015 into the record. He pointed out that the property is currently zoned PDA and approved for 15 condominiums which were to be freestanding single family homes. The change in zone from R-45 to PDA was made in 2011 based on the plan for the 15 units. All surrounding properties are zoned R-45 residential and the general character of the area can be considered single family residential and agricultural in nature.

The application now before the commission is for single family homes in a traditional subdivision as opposed to a Flexible Residential Development (FRD). The applicant has indicated that returning to the prior R-45 zone which would allow for 10 homes would not provide the desired density. Mr. Hawkins compared the density allowed in the R-25 which would be 18 houses as opposed to the PDA which would allow up to 5 dwellings per acre. The current owner or another subsequent developer could submit an application with 60 units or more which the commission may or may not approve. Therefore, changing the zone to an R-25 would eliminate the high density potential.

Mr. Turbet then read his report into the record indicating that from an engineering viewpoint, the requested zone change would result in a reduction in the number of units which would reduce the potential impact on this and surrounding properties.

Chairman Winne then opened up the hearing to anyone speaking for, against, or general comments on the application.

They were as follows:

Mel Chavetz, 803 Mapleton Avenue asked why the property is not being rezoned to an R-45 instead of an R-25.

Mr. O'Hara explained that the commission does not have such a request and they can only act on the request that is submitted.

Karen Rolocut, 32 Farmstead Lane was concerned about the flooding that might occur downhill and she felt R-25 would be better than the PDA but expressed her disappointment that the commission had changed this property from R-45 to PDA in the first place.

Commission members discussed the fact that at this point, the only alternative was between the potential density of the PDA and the requested R-25.

With no further comments presented, Mr. Winne asked for a motion to close the public hearing. Ms. Bromage made a motion to close the public hearing. Mr. Keane seconded the motion which passed 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

This text amendment public hearing was continued from the November meeting so that the Town Planner could review some of the comments from the Commission. The proposed amendment was not changed from last month's submission.

This proposed text amendment would address large scale arrays greater than 250 kilowatts up to 1MW on properties of at least 5 acres in the R-45, R-90, PDIP and I zones by way of a special permit/site plan review.

There were no comments from the public.

Commission members discussed the tax implications and what incentive programs are currently available. There was discussion on the implications for open space and economic development and members felt this should be researched more before acting on the amendment.

Mr. Keane moved to continue the hearing to the January 28th meeting. Mr. Henderson seconded the motion which passed 6-0-0.

V. OLD BUSINESS

File # 2015-13: Request for a zone map change from Planned Development Apartment (PDA) to R-25 residential located at 785 Mapleton Avenue. Map 51H, Block 42, Lot 33. Applicant Briarwood Homes, Inc.

Commission members discussed the potentials of not changing the zone to R-25 and the concern was that the current owner or a future owner could submit a plan to build condos under the PDA

with the commission having limited ability to deny the plan. The plan that was submitted by the previous owner and approved by the commission never was built because it turned out not to be economically viable. Commission members discussed the fact that changing this property to an R-25 seemed to be the only alternative to decrease the potential density.

Mr. O'Hara moved to approve the zone change from PDA to R-25 for the property located at 785 Mapleton Avenue. Map 51H, Block 42, Lot 3. Mr. Bucior seconded the motion which passed 6-0-0.

File # 2013-16B Request for Bond Reduction for the Redstone Farm Subdivision located off of Boston Neck Road.

Mr. Turbet submitted his report with a breakdown of the completed work and the work left to finish that is covered by the performance bond. He recommended that the bond be reduced to \$191,000.00 based on the remaining items to be completed.

Ms. Bromage moved to reduce the performance bond for the Redstone Farm Subdivision to \$191,000.00. Mr. O'Hara seconded the motion which passed 6-0-0.

VI. NEW BUSINESS

File# 2015-4B Request for a text amendment to the Zoning Regulations, Section V.W Keeping of Chickens Section 3. Limitations, Specific statement concerning audible predator alarms. Applicant- Zoning & Planning Commission

Mr. Hawkins explained that after the text amendment was passed for Section V.W. there were concerns from the public that the portion of the amendment concerning predator alarms was not thoroughly vetted. Therefore, it would be appropriate to open that specific portion of the regulation for a new public hearing.

Ms. Bromage moved to accept the application and set the hearing date for January 28, 2016. Mr. Bucior seconded the motion which passed 6-0-0.

Commission Meeting Schedule for 2016

The meeting schedule for 2016 was submitted with the meetings being held on the third Monday of the month at 7:00pm at the town hall hearing room except when that falls on a holiday which is the case for January and February. Those meetings are scheduled for the fourth Monday of the month.

Mr. O'Hara moved to accept the meeting schedule as submitted. Ms. Bromage seconded the motion which passed 6-0-0.

VII. REPORTS

Chairman - None

Town Planner – Mr. Hawkins reviewed his meeting with Attorney Carl Landolina to discuss the impact of the 1932 Zoning Regulations. He pointed out that how we determine whether an existing lot is truly a lot of record will take much more investigation now that we have to go back to 1932 rather than 1954. He noted that the package store located on Mapleton Avenue was in fact zoned for business in 1932. There was discussion about the Phelps Road gravel pit and determining if that was in operation in 1932. Mr. Hawkins will contact Mr. Phelps.

Mr. Hawkins discussed training that could be set up for commission members and will initiate that with the help of Attorney Landolina. He asked commission members to let him know if they would like specific topics addressed.

Mr. Malone volunteered to be the commission representative to the Capitol Region Council of Governments (CRCOG) Regional Planning Commission and Ms. Bromage volunteered to be the alternate.

Mr. Hawkins noted that there is a Freedom of Information workshop scheduled for January 5, 2016 and he will send out a reminder to the members.

VIII. MINUTES

Mr. Keane made a motion to approve the November 19, 2015 regular meeting minutes as submitted. The motion was seconded by Ms. Bromage and approved unanimously, 6-0-0.

Mr. Keane made a motion to approve the December 9, 2015 special meeting minutes as submitted. The motion was seconded by Ms. Bromage and approved unanimously, 6-0-0.

IX. CORRESPONDENCE - NONE

X. AJOURNEMENT

With nothing further before the commission, Ms. Bromage made a motion to adjourn at 9:06 pm; seconded by Mr. O'Hara. Motion carried unanimously 6-0-0.

Submitted,

Ginny Bromage, Secretary

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