

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF SPECIAL MEETING  
February 11, 2015**

**Present:** Frank Bauchiero, Jr., Chairman  
Charles Sheehan, Vice Chairman  
Chester Kuras, Secretary  
Mark O’Hara  
Mark Winne  
Ginny Bromage, Alternate  
Brendan Malone, Alternate

**Absent:** Jacek Bucior  
Gina Pastula, Alternate

**Also Present:** Bill Hawkins, AICP, Town Planner  
Eleanor Binns, Administrative Secretary  
Gerry Turbet, Town Engineer  
Carl Landolina, Esq., Commission Counsel

This was a special meeting in lieu of the January 26<sup>th</sup> meeting, and subsequent February 9<sup>th</sup> meetings that were cancelled due to snow.

The proceedings of this meeting were voice recorded.

**I. ROLL CALL**

Chairman Bauchiero called the meeting to order at 7:05 pm. He then asked Mrs. Binns to take a silent roll call. Ms. Bromage was appointed as a voting member for this meeting in the absence of Mr. Bucior.

**II. INFORMAL DISCUSSION**

Attorney Landolina was not yet in attendance so the discussion was postponed until after the first application under new business

**III. NEW BUSINESS**

**File # 2015-01:** Request for a Site Plan Modification, 77 Austin St. Windsor Marketing Group St. Map 27H, Block 37, Lot 2 - Applicant – Borghesi Building & Engineering Co., Inc.

Alan Borghesi of Borghesi Building & Engineering Co., Inc. made the presentation of the 60,000 square foot addition to the Windsor Marketing Group building which is phase three of four phases of this project. He described the front entrance which would be on Marketing Drive and detailed the trees that would provide screening, some of which are existing and would be moved and others to be added. He also described the parking spaces and advised that they had been reworked from the original plan based on the suggestions of Zoning & Planning staff.

Mr. Sheehan asked about the storm water drainage and Mr. Borghesi described the two drainage basins that were part of the original site design which surpass the new capacity needed to allow for

future expansion. He stated that these basins are independent of adjacent properties so that they can be monitored and maintained by Windsor Marketing Group.

Mr. Sheehan then asked if the State Traffic Commission (STC) would be reviewing the traffic and parking plan. Mr. Borghesi then introduced Scott Hesketh, of F.A.Hesketh & Associates who had submitted the traffic report on the project and was in attendance to answer any questions concerning this report. He further explained that the STC's procedure is that they do not review the report until the Zoning & Planning Commission has approved the application.

Mr. Bauchiero raised a concern about the pile of top soil which has been on the property since the original building was built.

With no further questions from the commission members Chairman Bauchiero asked for the reports from staff.

Mr. Hawkins read his report into the record. The report was dated January 22<sup>nd</sup> and amended on February 5<sup>th</sup>. He reviewed the existing conditions and the changes that the new additions would create. He stated that the application had been sent to the Fire Marshall for review and their review found that there were no problems with access. The building does have a fire suppression system. He had suggested additional screening and some changes to the parking as originally submitted. These concerns were addressed satisfactorily in a subsequent change to the plan by the applicant

Mr. Turbet then read his report into the record. He stated that this third phase lessens some of the impacts to the site that had previously been approved on the project. He referred to the Hesketh study that indicates the traffic would not be impacted and the sight lines were in excess of those required. He concluded that the application adequately addressed drainage and parking as well as the traffic impact.

Commission members again addressed the pile of soil that has been on the site since the original building was constructed. The suggestion was made that this be addressed as soon as construction was completed on the new phase and that this would be required before a certificate of occupancy could be given. There was discussion about the two entrances to the property onto Marketing Drive and Austin Street. There would be no direct entrance onto route 75.

With no further discussion, Chairman Bauchiero called for a motion.

Mr. Sheehan moved to approve the application with the following conditions:

- That the soil erosion and sediment control plan will be effectuated and any surplus material or existing piles will be removed prior to the issuance of a certificate of occupancy.
- That the approval letter includes the necessary language for the State Traffic Commission.

Mr. O'Hara seconded and the motion was carried unanimously, 6-0-0.

Attorney Landolina joined the meeting to have an informal discussion on affordable housing applications. He wanted to speak about affordable housing applications in general not specific to any pending or future applications. Attorney Landolina explained that State Statute Section 8-30g applications are specific to affordable housing and are not required to comply with local zoning regulations. They are based on state legislation that was passed in 1989 to encourage affordable housing and the development must include at least thirty percent of the units to be affordable. The goal is to have each town in the state have ten percent affordable housing stock and if a town has not met this criterion, the affordable housing legislation can be applied to developments when such applications are submitted.

There is a formula for affordability which is based on the median household income in the greater Hartford area and 15% of the units would be built as affordable to someone making 60% of the median income level and 15% at 80% of the median income. These would have to stay at this rate for a minimum of forty years whether the units are rentals or sold.

The only standard of review that the commission can look at are public health and safety concerns and these have to be substantial enough that they would outweigh the need for affordable housing. The application does not have to comply with any of the local zoning and planning regulations.

He further explained that if the application is not approved and the developer appeals the burden of proof is with the zoning and planning commission not the developer which is different from the standard with other applications.

Mr. Sheehan asked if the application had been approved yet by the Conservation Commission. It has not and the hearing is set for March 24<sup>th</sup>. That commission does not have to meet the same criteria.

Mr. Winne asked how the units remain affordable. Mr. Landolina explained that the application will detail the process for determining the formula and a plan for keeping the units affordable. The applicant will propose how this will be administered.

**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 called for a motion to accept the application.

Mr. Sheehan moved to accept the application and set the public hearing for the meeting of March 16, 2015. The motion was seconded by Mr. O’Hara.

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

Mr. Hawkins stated that he will put the application materials on the Zoning and Planning Department page of the Town website. See;

<http://www.suffieldtownhall.com/content/10048/10202/10331/default.aspx>

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

**File #30-2008B:** Request for maintenance bond release of \$75,000.00 for Malec Farm Subdivision, Map 63H, Block 44, Lots 68, 69 - Applicant – Briarwood Homes, Inc.

Mr. Turbet issued a report on this road and inspected it prior to the snow. He explained that the road was accepted a year ago and that it has needed no work and is in good shape.

He recommended release of the bond.

Chairman Bauchiero called for a motion to release the bond.

Ms. Bromage moved to release the maintenance bond on this subdivision. The motion was seconded by Mr. Kuras. The motion was carried unanimously, 6-0-0.

**File # 14-07B:** Request for maintenance bond release of \$79,000.00 for the Sunset Point Subdivision Map 35H, Block 35, Lot 8 - Applicant – Briarwood Homes, Inc.

Mr. Turbet issued a report on this road and has completed a site inspection. He explained that the road was accepted a year ago and that it has needed no work and is in good shape. He recommended release of the bond. Chairman Bauchiero called for a motion to release the bond.

Ms. Sheehan moved to release the maintenance bond on this subdivision. The motion was seconded by Mr. Winne. The motion was carried unanimously, 6-0-0.

**File #2013-16A:** Request to set performance bond for Redstone Farm, Map 57H, Block 51, Lot 8. Applicant – Real Dev Corp.

Mr. Turbet explained that the developer had requested a bond be set for this subdivision. He reviewed their engineer's estimate of work that remained and then did his own estimate of the work to complete on the project. Based on these figures he calculated the bond should be set at \$369,000.00. Chairman Bauchiero called for a motion to set the bond.

Mr. Winne moved to set the performance bond on this subdivision at \$369,000. The motion was seconded by Mr. Sheehan. The motion was carried unanimously, 6-0-0.

## V. REPORTS

**Chairman** –Chairman Bauchiero stated that the commission needed representation on the CRCOG regional planning commission and Mr. Sheehan indicated he would serve as the alternate. An email will be sent to commission members to determine who will be a full member.

**Town Planner** – Mr. Hawkins has submitted a preliminary budget to the First Selectman with an increase to the legal fees budget based on the past two year's history and explained that we are now over budget in legal fees and will need to seek a transfer of funds from the Board of Selectmen and Board of Finance. Mr. Hawkins explained that the Mormino Zoning Enforcement action is being resolved and discussed the need for a regulation pertaining to the keeping of hens on residential properties. The First Selectman would like to have a committee to look into this and Mr. Hawkins will be working on this.

Mr. Hawkins distributed information on a solar array that is being discussed for North Street. The system would be under the jurisdiction of the CT Siting Council but would come to the commission for site plan review and discussion.

He also let the commission know that a developer has been looking at rehabbing 34 South Main St., adding an addition and making condominium units. The commission felt this should go the Historic District Commission for their input. This is in the Town Center Village District so the building could be for mixed use. Discussion ensued about preserving the building before it needed to be torn down.

## **VI. MINUTES**

Mr. Sheehan made a motion to approve the December 15, 2014 regular meeting minutes as submitted, seconded by Mr. Kuras. Motion carried 4-0-2 with Mr. Bauchiero and Mr. Winne abstaining because they were not in attendance at that meeting.

## **VII. CORRESPONDENCE**

There was no correspondence to be reported.

## **ADJOURNMENT**

With nothing further to come before the commission, Mr. Sheehan made a motion to adjourn at 8:15 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, File