

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
May 16, 2016**

Present: Mark Winne
Ginny Bromage
Patrick Keane
Gina Pastula
Mark O’Hara
Jeff Peak, Alternate
Brendan Malone, Alternate

Absent: James Henderson

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

The proceedings of this meeting were voice recorded.

I. ROLL CALL

Chairman Winne 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. Henderson, the chairman appointed Mr. Peak to serve as a full member for the meeting.

Ms. Bromage then read the legal notice of the public hearing.

II. PUBLIC COMMENT

There was no public comment.

III. PUBLIC HEARING

File# 2016-3: Request for 9 lot subdivision located at 521 South St. Map 36H, Block 34, Lot 4. Applicant F&L Construction.

Ed Lally of Berresi Associates, LLC represented the applicant, F & L Construction. He described the 9.25 acre parcel which is bordered by South St. on the east, a farm field to the west, wetlands and a horse farm on the south and Wainscot Lane on the north. The plan has been approved by the Conservation Commission and they have a capacity letter from the WPCA. This will be a conventional subdivision and they have agreed to a fee of \$3,000.00 per lot in lieu of providing open space.

The Department of Transportation (DOT) does not want the road to be entering route 75. Mr. Lally submitted a copy of the memo from the DOT that they received after the review of the plans. Their plan includes a sidewalk on one side of the new street. They are working with the property owners of the horse farm (Lynch) to build a berm on their property with a mixture of trees to screen it from the road that would be built for this development. Mr. Lally also described the drainage that would be provided on the Lynch property that would need to be maintained by the Lynches. This would be achieved by a signed agreement between F & L Construction and the Lynches and a sample of the agreement was submitted for the record.

Traffic engineer, Scott Hesketh, has reviewed the plans and recommended the configuration of stop signs and signage which states that the intersection is not to be blocked, to control the traffic intersection with Wainscot Ln. and the existing entrance onto South St.

Mr. Lally stated that there will be no increase of drainage to existing properties and that the water flow will follow the same pattern as existing.

He submitted a construction bond estimate, a Connecticut Water Company service letter, a Conservation Easement Agreement, a Storm Water Analysis and a permit from the Connecticut Department of Energy and Environmental Protection for the record.

Ms. Bromage asked for clarification on the berm and Mr. Lally explained that it was requested by the property owners because of their horse farm and F & L had agreed to build it on the Lynch's property for them, although this was not a requirement of the commission.

Ms. Pastula asked about the pump systems for the individual homes and Mr. Lally described the low pressure systems and generators that have been approved by WPCA.

Chris Lynch of 541 South St. had questions about the catch basins that were to be built on his property to allow drainage to flow north under the berm he had requested. He wanted to know about the maintenance of these catch basins which would be his responsibility.

Mr. Lally described the catch basins and explained that they would be standard approved catch basins that are widely used. The town will not be in charge of maintaining these catch basins.

Mr. Hawkins then read his report into the record. He described the existing and proposed conditions, and stated that the proposal meets the subdivision and zoning regulations. He also detailed the requested waivers and was in accord with their approval. Mr. Turbet then read his report into the record. He reviewed the Storm Drainage Analysis, traffic and sight distance, roads and driveways, and the drainage which he described in detail.

He felt that the drainage has been adequately addressed and was in support of the request for waivers by the applicant. Mr. Turbet stated that the commission might consider making a condition of approval acceptance by the state DOT of the plan to tie in with Wainscot Rd. as that was not clear on the existing memo from the State.

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

Brian Jacobs of 10 Wainscot Ln. was concerned about the traffic entering into the intersection with Wainscot Ln. He suggested a cross walk be put in to connect Wainscot to the sidewalks on the new street. He also asked about snow removal at the intersection. Mr. Lally stated that they could revise the plan to move the sidewalk and install a crosswalk.

With no further comments presented, Mr. Winne asked for a motion to continue or close the public hearing. Mr. Keane made a motion to close the public hearing. Ms. Bromage seconded the motion which passed unanimously 6-0-0.

IV. OLD BUSINESS
File# 2016-3: Request for 9 lot subdivision located at 521 South St. Map 36H, Block 34, Lot 4. Applicant F&L Construction.

Commission members discussed the memo from the State DOT which did not want the road coming directly onto route 75. The applicant has not received a response yet to their new plan but has had a favorable review from the traffic consultant Scott Hesketh.

There was discussion on the berm and the catch basins being dependent on each other and the fact that those were being built on the adjoining private property so they would not be maintained by the town. It was noted that these would enhance the neighbor's property and make it easier for them to develop their land in the future.

Commission members were in support of moving the sidewalk and adding a crosswalk and felt it would have the added benefit of slowing down traffic at the intersection.

Mr. Turbet mentioned that the portion of Wainscot Ln. that was disturbed by construction of the new development would need to be milled and paved out to route 75 by the developer of Fiddlehead Fields.

Commission members discussed keeping existing trees and having a mixture of trees for screening purposes which is already on the proposal.

With no further discussion, Mr. Winne called for motions on the application.

Mr. Keane moved approval of the following waivers for **Application #2016-3**:

- Approval of the waiver request for open space (308.a),
- Sidewalks on South Street (308.b)
- Standard roadway cross section for South Street (308.e)
- Standard drainage on South Street (308.e)
- Street lights on South Street (918)
- Curbs and gutters on South Street (308.c)
- A fee-in-lieu of open space is accepted in the amount of \$3,000 apiece for the nine approved building lots being created on Fiddlehead Place (Total Fee \$27,000).

Seconded by Mr. O'Hara, and approved unanimously, 6-0-0.

Mr. O'Hara moved approval of **Application #2016-3** with the following conditions:

- Standard Subdivision Conditions of approval.
- Homeowner's Association documents shall be reviewed and approved by commission counsel prior to signing the final set of plans and mylars.
- The language from Section 805 of the Subdivision Regulations regarding agriculture buffers shall be added to the deed for Lot 9.
- The sidewalk shall be extended to finish in front of the stop sign that will be installed on Wainscot Lane to the west of Fiddlehead Place with a crosswalk and ramp to connect to the existing sidewalk on Wainscot Lane.
- A signed catch basin maintenance agreement shall be submitted prior to signing the final set of plans and mylars.

Seconded by Ms. Pastula, and approved unanimously, 6-0-0.

V. NEW BUSINESS

File# 2016-4: Request for an 8-24 Report for Utility Extension Project on Route 75/South Street. Applicant: Board of Selectman

Mr. Turbet described the project and explained that this project has been in the works since 2013 when then State Representative, Elaine O'Brien was able to obtain the State grant to

extend the utilities to this industrial area to aid commercial development.

Ms. Pastula moved to give a positive 8-24 report and recommendation to the Board of Selectman for this project.

Seconded by Mr. O'Hara, and approved unanimously, 6-0-0.

File# 2016-5: Request for a 2 lot resubdivision (Parcels A & B) located at the Redstone Farm subdivision off Boston Neck Road. Map 57H, Block 51, Lot 8

Applicant: Arbor Investments

Accept and set public hearing

Mr. O'Hara moved to accept the application and set the hearing date for June 20, 2016. Mr. Keane seconded the motion which passed 6-0-0.

VII. REPORTS

Chairman – None

Town Planner – Mr. Hawkins, at the Commission's request, investigated if there were any state statutes that would enable the commission to require a fee in lieu of sidewalks in developments to enable these funds to be used elsewhere. He did not find any statute that is currently in effect. He also reported on the development of Suffield Chase and stated that there are houses that are under construction but no certificate of occupancies can be issued until the bridge and road are completed and the utilities are brought in. Planning and Zoning and the Town Engineer are waiting on submittals for these from the developer.

The Briarwood subdivision on Mapleton Ave. is underway, and the property on the corner of Thrall and East Streets is being looked at by a developer but there have been additional wetlands discovered in the area that need to be addressed.

A developer is in the planning stage of developing the affordable housing that was approved as part of the Hamlet on East Street South and plan to develop the first three phases as all affordable units.

Mr. Malone asked Mr. Hawkins to investigate if this would change the Town's percentage of affordable units to help meet Suffield's commitment to affordable housing.

VIII. MINUTES

Mr. Keane made a motion to approve the April 18, 2016 regular meeting minutes as submitted. The motion was seconded by Mr. Peak and approved 6-0-0.

IX. CORRESPONDENCE – None

X. AJOURNEMENT

With nothing further to come before the commission, Mr. Keane made a motion to adjourn at 9:17 pm; seconded by Ms. Bromage. The 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