

AMENDED MEETING MINUTES-OCTOBER 13, 2009
[SEE ** FOR AMENDED SECTION]
SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
OCTOBER 6, 2009

Present: **Chester Kuras, Vice Chairman**
 John O’Malley, Secretary-Arrived at 7:16 p.m.
 John Conley, Jr.
 Charles Sheehan, Alternate
 Frank Ravenola

Absent: **Frank E. Bauchiero, Jr., Chairman**
 Mark Winne, Alternate
 Glen Vincent
 Gerry Turbet, Town Engineer
 Jim Taylor, Zoning Enforcement Officer

Also Present: **Bill Hawkins, Town Planner**
 Karen Doyon, Administrative Secretary

I. ROLL CALL

Work session to discuss progress of Plan of Conservation and Development [PoCD]. Vice Chairman Kuras called the meeting to order at 7:12 p.m. and asked the Administrative Secretary to take a silent roll call. Vice Chairman Kuras appointed Mr. Sheehan to vote.

Glen Chalder of Planimetrics was commissioned by Zoning and Planning at the September 21, 2009 regular meeting to facilitate a two [2] phase workshops for updating the PoCD. After the September meeting Mr. Hawkins and Mr. Chalder scheduled two dates to offer the Commission that would work best to begin public participation, and they were: November 12th or November 19th. *Mr. O’Malley arrived at this time.* After a brief discussion Mr. Hawkins reported that the 19th would work best seeing the elections are at the beginning at the month, plus it gives Mr. Chalder more time to prepare for phase one. The Commission member’s concurred with Mr. Hawkins on the scheduled date of November 19th. Mr. Hawkins reported that he went to the Board of Selectman to ask for additional funding to cover the costs for the adoption process, binding, and printing; and with the boards approval he said they are ready to move forward.

Vice Chairman Kuras asked Mr. Hawkins to discuss what is expected from Planimetrics and the Commission during the workshops. Mr. Hawkins explained that Planimetrics will run the meetings but will be looking at the Commission for topics/main issues to be discussed [After which there was a brief discussion.]. Vice Chairman Kuras asked where the workshops would take place; at which Mr. Hawkins responded the “Senior Center”.

Vice Chairman Kuras asked if there were any questions, with none he asked for a motion. Mr. Sheehan made the motion to set the date for phase one of the workshops for November 19, 2009, tentatively at

the Senior Center, seconded by Mr. Conley. With no discussion the motion was unanimously approved 5-0-0.

Mr. Sheehan asked Mr. Hawkins what was anticipated to happen after November 19th for the phase two workshop. Mr. Hawkins reported that according to the “Scope of Services” email sent out, phase two [Strategy Development] is scheduled for January 2010. Mr. Ravenola commented that it is the correct plan of action in the direction that the Commission is going in hiring Planimetrics with the money that is now available.

Mr. Hawkins reported that he had been approached by a developer who was interested in purchasing 390 Boston Neck Road, [which was previously approved for a church with a special permit] to develop twenty-four [24] high end condominium/apartment units. Mr. Hawkins reported that there are issues involved in the preliminary proposal which were: Pre-existing, non-conforming use; located in a residential area; not cost effective for business use. Requires: Zone change to PDA and a variance is required for the following: 10 acre requirement; building too close to line; density is not allowed. Mr. Hawkins reported that he met with Patrick McMahon of EDC and Mr. Frank Bauchiero, and they like the idea if the issues could be resolved. There was a brief discussion on issues pertaining to hardship; with the variance being the hardest to get approved. Vice Chairman Kuras asked around the table for the members thoughts. Mr. Conley thought it could work nicely, the acting Chair, along with Mr. Sheehan said they thought it would work nicely in the neighborhood. Mr. Ravenola wanted to abstain from commenting because he abuts the property, ***but added, “you don’t know if you want this in your neighborhood...but it’s better than having a print shop”*. Mr. Hawkins said that he wanted to come to the members to get input, and discuss their thoughts to report back to the developer.

Mr. Sheehan left the meeting.

II. ADJOURNMENT

With nothing further, Vice Chairman Kuras asked for a motion to adjourn. Mr. Conley made the motion to adjourn at 7:54 p.m., seconded by Mr. Ravenola. With no discussion the motion was unanimously approved 4-0-0.

Respectfully Submitted,

John O’Malley, Secretary

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