

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 23, 2009**

Present: Mr. Frank E. Bauchiero, Jr., Chairman
Mr. Chester Kuras, Vice Chairman
Mr. John O'Malley, Secretary
Mr. John Conley, Jr.
Mr. Jeffrey Carboneau, Alternate
Mr. Mark Winne, Alternate
Mr. Frank Ravenola
Mr. Glen Vincent

Absent: Mr. Charles Sheehan, Alternate

Also Present: Scott Lingenfelter, First Selectman
Mr. Bill Hawkins, Town Planner
Mr. Jim Taylor, Zoning Enforcement Officer
Mr. Gerry Turbet, Town Engineer
Mrs. Karen Doyon, Administrative Secretary

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:02 p.m. and asked the Administrative Secretary to take a silent roll call; he recognized Mr. Hawkins, Mr. Taylor, Mr. Turbet and Mr. Lingenfelter as being present. Chairman Bauchiero reported that there was no legal notice to read into the record.

- II. EXECUTIVE SESSION - None**
- III. INFORMAL DISCUSSION – None**
- IV. AGENDA ITEM**

File # 54-2008: To consider a proposal from the Suffield Zoning and Planning Commission (in accordance with Section XIV. E. of the Zoning Regulations) to amend the Town of Suffield Zoning Map from Planned Development Industrial Park (PDIP) Zone to Industrial District (I) Zone as follows: Map 47H, Block 37, Lot #2-B; Map 29H, Block 37, Lot #1-A; Map 28H, Block 37, Lot # 1; Map 37H, Block 37, Lot (s) #2, 2-E, 3, & 4; Map 47H, Block 37, Lot (s) #2-A, 2-C, 2-D, & 2-X; Map 37H, Block 37, Lot # 2-F; Map # 47H, Block 38, Lot (s) #1-2, 7, 8-A & 8-A-1, 9; Map 38H, Block 38, Lot # 10; Map 48H, Block 38, Lot (s) #1-5, 11, 16, 17, 20, 21, 24, & 26; Map 59H, Block 38, Lot (s) #25; Map 59H, Block 52, Lot #17; Map 71H, Block 52, Lot (s) #11-2, 11-3, 11-4, 11-5, & 10; Map 70H, Block 55, Lot #90; Map 71H, Block 52, Lot #11; Map 58H, Block 52, Lot (s) #3 & 4; Map 59H, Block 52, Lot # 28. Chairman Bauchiero reported that a legal notice was not sent out with regards to this application, because he said some housekeeping needed to be done and, it was discussed that perhaps it should wait until the Plan of Conservation and Development [POCD] is completed or during its process. He said it was up to the Commission, they could move the application to the March agenda and send out a legal notice or withdraw the application until the updating of the POCD. After which Chairman Bauchiero asked each of the Commission members to give an overview of their thoughts. Mr. Ravenola said the application should be done during the updating process of the POCD. Mr. Vincent said he could support both paths. Mr.

Carboneau said he felt the application should not be rushed. Mr. Conley said he does not want to see it addressed in a piece-mealed manner, therefore he ruled in favor of working on the application during the process of updating the POCD. Secretary O'Malley said that perhaps making changes to the text of the PDIP zone would work rather than a complete zone change. Vice Chairman Kuras said he was in favor of amending the zone during the process of updating the POCD. All the Commission members agreed that the zone change should not wait until the POCD is complete; but it could be looked at during the first steps of updating the plan. Chairman Bauchiero opened the floor to Mr. Lingenfelter. Mr. Lingenfelter stated that there is no time like the present to go forward and change the zone in the proposed areas; he said the town is in need of tax revenue. He said that industries interested in bringing their business here are concerned about fitting into the Planned Development Industrial Park [PDIP]. Mr. Lingenfelter briefly discussed the state government cutting funds and how this affects our town. He said he is looking for alternate ways of bringing funding to our location, and reiterated that now is the time to move forward with the zone change, not the future. Mr. Hawkins said the POCD will mostly be done in-house and as they go through the process he feels that zone changes will be a large part of the discussion, as he stated it has been a "hot topic" in the past months and years. He said he looks for the support of the Economic Development Commission in that aspect of zoning. Mr. Hawkins said he is ready to move forward next month or he is ready to work this into the POCD which would set goals for the next ten [10] years. Mr. Turbet and Mr. Taylor had no remarks. Chairman Bauchiero asked for a motion. **Mr. Ravenola made the motion for File # 54-2008 to be addressed later in conjunction with relevant portions of the POCD [working portions relative to the zone change first]. In addition the zone change proposal could add parcels of individual land owners who have come forward and asked that their zone be changed, seconded by Mr. Vincent. With no further discussion the motion was approved 6-0-0.**

V. PUBLIC HEARINGS

File # 50-2008: Request from Daniel Carnevale for 10-lot Subdivision named Cassotta Lane, located off Thompsonville Road, Suffield; Map 75H, Block 45, Lot # 121. Representing the applicant was Tim Coon of JR Russo & Associates, East Windsor, along with Dan Carnevale. Mr. Coon stated that since January he has been working on three [3] issues that the ZPC and the Conservation Commission have addressed, which were:

1. Yard drains in lots one and two - met with staff and engineer, concluded that the grading is adequate, yard drain is unnecessary. During the building permit process the plot plan could be changed if it is necessary;
2. Lengthening the culvert from Cassotta Lane – met with staff and engineer to extend the culvert seventy-five [75] feet, but was revised by the Conservation Commission to extend only fifty [50] feet in both directions; this meets the requirements for ZPC's approval;
3. Appraisal – by Chris Burke was done a second time but came in at a close price per lot as before [\$1,950].

Mr. Coon reported that the application meets the subdivision regulations, and that he is looking for approval for the subdivision from the Commission. With nothing further, Chairman Bauchiero asked about the grade over the culvert pipe, and grading of the yard drains, which Mr. Coon answered. Secretary O'Malley summarized the high points [concerns of increase water due to proposed lots 1 & 2], of the letter submitted and signed by: Geraldine Gaudrault of 34 First Street, Valerie Utton of 42 First

Street, Chris & Marcie Luckenbach of 46 First Street, Jose Ocasio & Raquel Vargas 48 First Street, Kevin & Nora Buckingham of 78 First Street, dated February 23, 2009, to the attention of the Zoning and Planning Commission. Secretary O'Malley summarized the high points [concerns of increase water due to proposed lots 1 & 2], of another letter dated February 23, 2009, to the attention of the Zoning and Planning Commission from Valerie Utton of 42 First Street.

Mr. Turbet discussed drainage and grading with regards to lots one [1] & two [2] around areas of the proposed houses [proposed houses are at a lower grade than those houses located on First Street]. He said if grading should become a problem during the plot plan approval it could be resolved at that time. Chairman Bauchiero asked Mr. Turbet if he could foresee any drainage problems with the proposed lots one [1] & two [2], Mr. Turbet said, "No".

Mr. Turbet read from his memo dated, February 19, 2009 to the attention to the Zoning and Planning Commission, beginning with the following:

- Description of Plan Revisions
- Drainage
- Miscellaneous
- Approval Recommendations

With no remarks or comments from Mr. Taylor, Chairman Bauchiero asked Mr. Hawkins if he had any comments. Mr. Hawkins remarked on the second appraisal submitted by Mr. Burke, during which he passed out a letter submitted by Mr. Carnevale, dated February 23, 2009, in the attention to Zoning and Planning Commission which summarized that Mr. Carnevale will pay the reasonable recommended fee that the Commission provides. At that time Mr. Hawkins recommended to Mr. Carnevale that the Commission set the fee-in-lieu at \$3,000 per lot for the ten [10] lots. For the record, the applicant acknowledged that the fee-in-lieu of \$3,000 per lot was acceptable. With nothing further Chairman Bauchiero opened up the floor to those in favor of the application, with none, he opened the floor up to those opposed of the application. They were as follows:

Valerie Utton of 42 First Street – was in opposition; citing drainage as a concern
Jose Ocasio of 48 First Street – was in opposition; citing drainage as a concern
Marcie Luckenbach of 46 First Street – was in opposition; citing drainage as a concern.

Following was a discussion by the Commission and Town Engineer on drainage issues in response to concerns of the residents in opposition, the public hearing was closed at 8:07 p.m.

VI. NEW BUSINESS

File # 57-2009: Site Plan Modification request for proposed co-location approval of Cellco Partnership d/b/a/ Verizon Wireless to install antennas on an existing water tank and associated equipment housing shelter, at 639 North Street, Suffield; Map 41H, Block 29, Lot # 43. Attorney Kenneth Baldwin of Robinson & Cole LLP, of Hartford; Sandy Carter of Cellco Partnership d/b/a/ Verizon Wireless, of East Hartford; and Rachel Mayo, Land Use Analyst of Robinson & Cole LLC were present. Attorney Baldwin reported that his client is seeking approval for proposed co-location of Cellco Partnership d/b/a Verizon Wireless to install antennas on the existing water tank, and associated

equipment housing shelter at 639 North Street. The installation of wires and housing shelter proceeded from permits from the Building Department, but the applicant is now seeking approval from the Zoning and Planning Commission and the Historic District Commission. Attorney Baldwin briefly discussed the landscaping in front of the facility, the shelter façade [changing it to a T1-11, and adjusting the color to an earth tone versus keeping it white], the propane tank location and its screening. Attorney Baldwin reported that the plans comply with set back requirements except for the northerly property line which will require the housing shelter to be shifted two [2] feet to the south. Attorney Baldwin reported that shifting the driveway would be a bigger problem than it shows and stated the reasons why. Chairman Bauchiero had concerns about the propane tank being above ground, at which Attorney Baldwin said that because of existing underground material associated with the water tower, it would not be possible. There was a brief discussion on the noise study, after which applicant Sandy Carter said, she hopes to clear up any misunderstanding and wishes to comply with what the Town should recommend. Mr. Turbet expressed his concerns on a guarantee for the sizes of the proposed trees [quite large per plans], which prompted a brief discussion. Mr. Hawkins reported that the Commission could approve the application contingent upon the forthcoming Historic District Commission meeting. With nothing further, Chairman Bauchiero asked for a motion. **Mr. Ravenola made the motion to approve File # 57-2009, contingent upon conditions of approval from the forthcoming Historical District Commission meeting, seconded by Mr. Conley. With no discussion the motion was approved, 6-0-0.**

File # 8-05A: Special Permit Request from the Zoning and Planning Commission to relocate the location of the Farmers Market from the Town center north to Town center south; Map 34H, Block 33, Lot # 1. Mr. Hawkins briefly discussed how the application presented itself, and then he briefly discussed the involvement of Patrick McMahon, Director of Economic Development. Mr. Hawkins reported that he will be looking more closely at parking. Chairman Bauchiero asked Mr. Taylor about the permit process of Town property, at which Mr. Taylor reported that the Zoning and Planning Commission has an obligation to require and review special permits. With nothing further, Chairman Bauchiero asked for a motion. **Mr. Ravenola made the motion to accept File #8-05A, Special Permit Request from the Zoning and Planning Commission to relocate the location of the Farmer Market from the Town Center north to Town center south, and set the public hearing date to March 16, 2009 regular meeting date. With no discussion the motion was approved 6-0-0.**

VII. OLD BUSINESS

File # 50-2008: Request from Daniel Carnevale for 10-lot Subdivision called Cassotta Lane, located off Thompsonville Road, Suffield; Map 75H, Block 45, Lot # 121. After a brief discussion with regards to the fee-in-lieu, Chairman Bauchiero asked for a motion. **Mr. Ravenola made the motion to approve waivers for File # 50-2008 as follows:**

- 1. Request for subdivision plan scale [50 scale verses 40 scale required];**
- 2. Waivers of sidewalks [along Thompsonville Road and a partial waiver to allow sidewalks on one side of the proposed road];**
- 3. Curbs and gutters [on Thompsonville Road];**
- 4. Streetlights [along Thompsonville Road].**

Seconded by Mr. Conley, with no discussion the motion was approved 6-0-0.

Mr. Ravenola made the motion to approve File # 50-2008 with the following conditions:

- 1. Fee-in-lieu of \$3,000 for each of the ten lots being created;**
 - 2. Subdivision Standard Approval conditions apply.**
- Seconded by Mr. Conley, with no discussion the motion was approved 6-0-0.**

VIII. REPORTS

Mr. Hawkins discussed with the Commission the details of the meeting between Mr. Dowd, Mr. Taylor and himself, with regards to his conceptual fifteen [15] lot subdivision to build new/old 1800's homes around a common green proposal. Mr. Hawkins handed out a memo from Mr. Dowd introducing a new proposal for "green" subdivision allowing for higher density. The Commissions consensus is to wait until the POCD is in process and work it into the plan if that is what's decided by the Town.

Mr. Hawkins gave a brief overview of the meeting that took place with the Board of Finance with regards to getting funding for the POCD, with no success, it was established that the plan would be completed in-house. Mr. Hawkins reported that letters went out to various Commissions, Committees, and Departments, giving them a deadline of April 30, 2009 for recommendations of the plan. The Commission, after brief discussion, decided to set a special meeting date for March 21, 2009, to discuss what they need to get the plan instituted.

IX. MINUTES - January 26, 2009, Regular Meeting Minutes

Mr. Carboneau made the motion to accept the minutes from the January 26, 2009 regular meeting, seconded by Mr. Conley. With no discussion the motion was approved 6-0-0.

X. CORRESPONDENCE - None

XI. ADJOURNMENT

Mr. Carboneau made the motion to adjourn the February 23, 2009 regular meeting at 9:15 p.m., seconded by Mr. Conley. With no discussion the motion was approved 6-0-0.

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