

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 20, 2009**

Present: Mr. Frank E. Bauchiero, Jr., Chairman
Mr. Chester Kuras, Vice Chairman
Mr. John O’Malley, Secretary
Mr. John Conley, Jr.
Mr. Glen Vincent

Absent: Mr. Jeffrey Carboneau, Alternate
Mr. Mark Winne, Alternate
Mr. Charles Sheehan, Alternate
Mr. Frank Ravenola
Mr. Bill Hawkins, Town Planner
Mr. Gerry Turbet, Town Engineer

Also Present: Mr. Jim Taylor, Zoning Enforcement Officer
Mrs. Karen Doyon, Administrative Secretary

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:05 p.m. and asked Secretary O’Malley to read the legal notice that was published in the Hartford Courant on 4/9/09 and 4/16/09.

II. PUBLIC HEARINGS

File # 58-2009: Special Permit Renewal for Sutton Swim School, located at 500 North Main Street, Map 42H, Block 45, Lot 323. Applicant: Jean & Paul Sutton. Applicant Jean Sutton was present. Chairman Bauchiero asked Mr. Taylor to report on File # 58-2009. Mr. Taylor said that there has been no correspondence submitted to the Commission-in opposition or in favor of the applicant. He reported that the renewal brought in by the Sutton’s had no changes from their 2007 approval; with regards to lighting, parking, or driveway. Mr. Taylor addressed the Chair’s concern on the [increase in size] swimming pool, saying that the size of the pool is not part of the application; that issue is addressed by the State of Connecticut-Department of Public Health. Mr. Taylor briefly discussed the parking changes made from the prior [2006] application.

Chairman Bauchiero read the “conditions” of the January 24, 2007 approval letter and asked the members if they had any comments and/or concerns. The only concern the members had was the driveway pattern and the curb cut from North Main Street. With nothing further, Chairman Bauchiero opened up the floor for public testimony to those in favor of the application:

1. Melina Denno of 497 North Main Street regarded the business as a good asset to the community.

The floor was then opened up for public testimony to those opposed of the application:

1. Beth Tracy of 522 North Main Street; concerned about size of pool and felt that the renewal did not fit the residential district;
2. Peter Hill of 523 North Main Street; concerned about increase of traffic and dust;
3. Mark Dusto of 517 North Main Street; concerned about increase of traffic and dust; and,
4. Tom Tracy of 522 North Main Street; concerned about traffic.

Mr. Taylor reported that the north driveway is legal as it was approved. With nothing further, Chairman Bauchiero closed the public hearing at 7:23 p.m.

III. NEW BUSINESS

File # 59-2009: Special Permit Request from Kathy Dunai-Thibedeau of Cupola Hollow Farm, for a Farm Stand Permanent, per Section V. of the Suffield Zoning Regulations, located at 1510 North Stone Street, West Suffield; Map 12, Block 14, Lot #17. Chairman Bauchiero asked the recording secretary if there was anything on the calendar for May, she responded “No”, and then he asked the members if they would entertain a motion to set the public hearing date in May. Mr. Conley made the motion to set the public hearing date for File #59-2009, Special Permit Request from Kathy Dunai-Thibedeau for Farm Stand Permanent, for the May regular meeting, seconded by Mr. Vincent. The motion was approved 5-0-0.

IV. OLD BUSINESS

File # 58-2009: Special Permit Renewal for Sutton Swim School, located at 500 North Main Street, Map 42H, Block 45, Lot 323. The Commission members re-acclimated themselves with the 2007 approved plans [width and line of sight of the driveway] and agreed that nothing should be changed. The Commission discussed the driveway traffic and the dust concerns, at which Mr. Taylor reported that the dust concern is a condition of the applicant’s last approval and it is enforceable. The members were in agreement that the dust should be controlled. With nothing further, Mr. Conley made the motion to approve File # 58-2009, Special Permit Renewal for Sutton Swim School, with conditions as follows:

1. This approval is for a children’s swim school only;
2. Special Permit shall be granted for a period of two [2] years;
3. Lessons shall begin on the first Monday after the Fourth of July and end four weeks later on the Friday of that week. One additional week of operation may only be utilized due to inclement weather in the preceding weeks for classes to be made up;
4. Hours of operation to be from 10:00 a.m. to 1:00 p.m., and from 4:00 p.m. to 7:00 p.m. for four [4] days per week [Monday, Tuesday, Thursday and Friday]. Each session shall not exceed eight [8] students;
5. Approval of the State Department of Public Health must be obtained and filed with the Zoning Enforcement Officer prior to commencement of swim school activities;
6. Driveway area shall be delineated with cones to direct traffic to the swim school parking area;
7. Entrance way shall be separated for farm access and swim access with a temporary barrier in place;
8. Operation shall be restricted to current class size and duration;
9. All service vehicles shall use the south driveway only;

10. No night time activities shall take place in conjunction with the swim school; and,

11. Dust control shall be applied as needed.

Seconded by Vice Chairman Kuras. With no further discussion the motion was approved 5-0-0.

V. REPORTS

Chairman – None

Town Planner –Mr. Taylor briefly discussed Mr. Hawkins memorandum dated April 13, 2009, addressed to the Zoning and Planning Commission, with regards to the Plan of Conservation and Development (POCD). Mr. Taylor responded to the memo by saying that, Mr. Hawkins actions to date in updating the POCD has been very positive. Mr. Hawkins continues to take all the necessary steps to get other Commissions and Boards in Town actively involved in the process, and he anticipates having public meetings to gather citizen input which will occur in the next fiscal year. Mr. Hawkins's memo states that once a draft is assembled, it will be brought to the Commission for review and comment. *[Copies of Mr. Hawkins memorandums/documents are available at the Zoning & Planning Office and the Town Clerk's office. Ask for the POCD file when inquiring.]*

VI. MINUTES - March 16, 2009, Regular Meeting Minutes

Mr. Conley made the motion to approve the March 16, 2009, regular meeting minutes without any revisions, seconded by Mr. Vincent. The motion was approved, 5-0-0.

VII. ADJOURNMENT

Mr. Conley made the motion to adjourn the April 20, 2009, regular Zoning and Planning meeting at 7:55 p.m., seconded by Mr. Vincent. The motion was approved 5-0-0.

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