

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MAY 18, 2009**

**Present:** Mr. Frank E. Bauchiero, Jr., Chairman  
Mr. Chester Kuras, Vice Chairman  
Mr. John Conley, Jr.  
Mr. Charles Sheehan, Alternate  
Mr. Frank Ravenola  
Mr. Glen Vincent

**Absent:** Mr. John O'Malley, Secretary  
Mr. Jeffrey Carboneau, Alternate  
Mr. Mark Winne, Alternate  
Mr. Gerry Turbet, Town Engineer

**Also Present:** Mr. Bill Hawkins, Town Planner  
Mr. Jim Taylor, Zoning Enforcement Officer  
Mrs. Karen Doyon, Administrative Secretary

**I. ROLL CALL**

Chairman Bauchiero called the meeting to order at 7:03 p.m. and asked Vice Chairman Kuras [in the absence of Secretary O'Malley] to read the legal notice that was published in the Hartford Courant on 5/7/2009 and 5/14/2009.

**II. PUBLIC HEARINGS**

**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.** Applicant Kathy Dunai-Thibedeau and co-owner Donna Thibedeau [sister] were present. Ms. Dunai-Thibedeau presented an impressive collage of photos and articles [on a poster-board], that were taken from their farm stand business from the past years of operation. Ms. Dunai-Thibedeau asked the Commission if they would consider approving their application to change their farm stand to a Farm Stand Permanent under the new Zoning Regulation, Section V. Ms. Dunai-Thibedeau discussed the years of operation the family has put into the fourth generation farm. In anticipation of having their application approved under the new regulation, the change would allow them to carry other locally grown or made products that they are unable to manufacture on their farm, therefore satisfying their clients requests and broadening their inventory. With nothing further Chairman Bauchiero asked Mr. Hawkins to read his report.

Mr. Hawkins read from his report dated 5/12/2009, addressed to the Zoning and Planning Commission, reporting that he and Mr. Taylor visited the site and took pictures of the structure and parking areas which have been included with the application. He then reported on: **Existing Conditions, Proposed Conditions:** Utilities/Drainage, Parking, Analysis, and Considerations connected to this application.

Mr. Hawkins reported that because the Site Plan does not include parking the photos taken will be used to identify the existing spaces, including handicapped parking.

Chairman Bauchiero asked Staff if the Town Engineer [in his absence] had any comments/concerns with regards to this application; Mr. Hawkins reported that there were no issues, and the sight distance for cars appears to be adequate. Mr. Hawkins reported that Staff had not received any complaints, letters, or opposition from neighbors. The Commission briefly discussed the Special Permit approval dates for this and future Farm Stand Permanent applications. Chairman Bauchiero asked if there were any other questions or concerns, with none, the Chair opened up the floor to those in favor of the application. They were as follows:

**Gloria Smith-95 South Main Street, Suffield; spoke in favor;**  
**Donna Dunai-1526 North Stone Street, West Suffield; neighbor, co-owner, sister, spoke in favor.**

With no other voices to speak in favor, Chairman Bauchiero asked the applicant if there are any employees working on the farm. Ms. Dunai-Thibedeau said, “No”. Chairman Bauchiero asked if there was anyone who wished to speak in opposition, with none, the public hearing was closed at 7:15 p.m.

**File # 50-2009A: Request for 90 day extension for filing approved subdivision plans to the Town Clerks office, as prescribed in General Statutes § 8-25 (a), for the 10 lot Cassotta Lane subdivision, located off Thompsonville Road, Map 27H, Block 45, Lot # 121. Applicant: Daniel Carnevale.** Chairman Bauchiero asked Mr. Hawkins if there was anything to report. Mr. Hawkins briefly explained that Mr. Carnevale’s time is running out to submit what is necessary to record his application with the Town Clerk, and he is asking for his first 90 day extension. With nothing further, Chairman Bauchiero asked for a motion. Mr. Conley made the motion to approve the request for 90 extension for filing the approved subdivision plans to the Town Clerk’s office for the 10 lot Cassotta Lane subdivision for Daniel Carnevale, seconded by Mr. Ravenola. Motion carried unanimously 6-0-0.

**File # 60-2009: Request from Sage Engineering, LLC for 1 Lot Resubdivision [South Street Subdivision], in the Planned Development Industrial Park Zone, located off South Street [Route 75], [near New Industrial Road], Map 38H, Block 37, Lot #1. Applicant: Phil Lizotte-Design for Health.** Chairman Bauchiero asked the recording secretary if there was anything on the calendar for the month of June, with none, he asked for a motion. Mr. Sheehan made the motion to set the public hearing date for June 15, 2009 to hear File # 60-2009, request for 1 lot Resubdivision, requested by applicant Phil Lizotte, seconded by Mr. Ravenola. Motion carried unanimously 6-0-0.

**File # 61-2009: Special Permit request from Sage Engineering, LLC, for 20,000 SF office-warehousing, wholesaling and distributing facility, in the Planned Development Industrial Park Zone, located off South Street [Route 75], [near New Industrial Road], Map 38H, Block 37, Lot #1. Applicant: Phil Lizotte-Design for Health.** Chairman Bauchiero asked for a motion. Mr. Sheehan made the motion to set the public hearing date for June 15, 2009 to hear File # 61-2009, special permit request for 20,000 SF office-warehousing, wholesaling and distributing facility, requested by applicant Phil Lizotte, seconded by Mr. Conley. Motion carried unanimously 6-0-0.

### III. REPORTS

**Town Planner-** Mr. Hawkins passed out to the Commission a rough draft of the Plan of Conservation and Development [POCD] that he has completed to date. He reported that he is waiting for historic resources from Lester Smith, and he is looking forward to meeting with the Conservation Commission to discuss Open Space. He reported that he is waiting for Parks and Recreation, and the Economic Development Director to submit information for the POCD. Once the information is in, he said, it will be added to what he has already done. Mr. Hawkins said he is looking forward to the public hearings, and having a consultant assist with that process will be a great help.

**Zoning Enforcement Officer-** Mr. Taylor spoke briefly on the property located at 82 North Main Street that is for sale. He was approached by a firm who may be interested in purchasing it and wants to come to the Commission to discuss possible future plans for the property. Mr. Taylor said the firm will be on next months Agenda under “Informal Discussions”.

Mr. Taylor and Mr. Hawkins briefly discussed the concrete islands located in the parking lot of the future Senior Center [145 Bridge Street]. It was discussed that the site plan should be modified administratively to remove the islands, verses having the Commission vote on it.

Mr. Taylor briefly discussed hoop-houses in various locations throughout Suffield, and West Suffield. Mr. Taylor requested that the Commission provide him with input on where they want to go in terms of enforcement of hoop-houses.

**IV. MINUTES-** April 20, 2009, Regular Meeting Minutes and **Amended** minutes from the March 16, 2009, Regular Meeting.

Vice Chairman Kuras made the motion to approve the April 20, 2009, Regular Meeting Minutes without change; seconded by Mr. Conley. Motion carried unanimously 6-0-0.

After brief discussion, Vice Chairman Kuras made the motion to approve the Amended minutes from the March 16, 2009, Regular Meeting; seconded by Mr. Conley. Motion carried unanimously 6-0-0.

**V. ADJOURNMENT**

With nothing further, the motion was made by Mr. Conley to adjourn the May 18, 2009, regular meeting at 7:41 p.m., seconded by Mr. Vincent. Motion carried unanimously 6-0-0.

Respectfully Submitted,

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John O'Malley, Secretary