

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
September 15, 2008**

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. Glen Vincent

Absent: Mr. Charles Sheehan, Alternate
Mr. Frank Ravenola

Also Present: Mr. Bill Hawkins, Town Planner
Mr. Jim Taylor, Zoning Enforcement Officer
Mr. Gerry Turbet, Town Engineer
Attorney, Carl Landolina
Mrs. Karen Doyon, Administrative Secretary

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:00 p.m. and asked the Administrative Secretary to take a silent roll call. Chairman Bauchiero reported that Mr. Ravenola and Mr. Sheehan were not present. Secretary O'Malley read into the record the legal notice which was advertised in the Hartford Courant on September 4, 2008 and September 11, 2008.

II. INFORMAL DISCUSSION

Request of Attorney Alan J. Rome to discuss valet parking (TDN Properties-South Street, Suffield, CT). Present for the informal discussion was Mr. Guy Piccolo, owner of Executive Valet Parking, and Attorney Rome of Gersten, Clifford & Rome, LLP.

Attorney Rome stated that he would like to have the Commission discuss the possibility of combining the active valet parking facility (known as Executive Valet Parking) located at 1186 South Street, (west side of Route 75), to the active *additional* parking location at 1353 South Street, (east side of Route 75). He stated that the now active valet parking facility at 1186 South Street would be closed down after the transfer took place. He explained some of the safety reasons for combining the facility to 1353 South Street, which were;

- Combining would make it less hazardous for the employees to drive the vehicles from one side of Route 75 to the other;
- It would cut down the amount of traffic going onto Route 75;
- It would allow his client to possibly expand for future travelers;
- Would allow for a larger front yard set-back .

Attorney Rome handed the Commission a proposed amendment to the zoning regulations. After a brief review, Attorney Landolina asked Attorney Rome, what would stop the client from expanding both facilities. Attorney Rome responded by saying, a letter of intent could be made a condition of approval. There was a brief discussion between the Commission members and the Attorney's on surrounding properties, parking at both facilities, and lot coverage issues. Mr. Taylor suggested that a meeting should take place between staff and the Attorney's (everyone agreed). With nothing further, Attorney Rome thanked the Commission for their time.

III. PUBLIC HEARINGS

File# 42-2008: Request for Zoning Regulation Text Amendment Change within Section V.K. FLOOD DAMAGE PREVENTION as part of the FEMA and DEP process of updating the Flood Insurance Study and producing Digital Flood Insurance Rate Maps (DFIRM). Applicant: Town Engineer, Gerry Turbet. Mr. Turbet reported that he had submitted an application to Zoning and Planning Commission on August 8, 2008 to consider approving. Approval is needed in order to remain eligible to participate in the National Flood Insurance Program (NFIP). He reported that the Federal Emergency Management Agency (FEMA) presented our community with new preliminary Flood Insurance Rate Maps (FIRMs). Mr. Turbet said that the Connecticut Department of Environmental Protection (CTDEP) had reviewed Suffield's existing floodplain management regulations and determined that we must adopt the revised regulations for the development of flood prone areas that meet or exceed the minimum federal standards of 44 CRF 60.3 and new state requirements by the data determined by FEMA upon which the new maps will become effective. Mr. Turbet said he made the changes and submitted the revisions to CTDEP. After the submission, the DEP had additional modifications to be made which he submitted to the Commission on September 3, 2008. Mr. Turbet brought in the 7 volume study (of Hartford County) and a set of Suffield maps for the Commission to review; he emphasized that the Town must adopt the revised regulations by the effective date of the maps set by FEMA (September 26, 2008 for Suffield) to remain eligible. Mr. Turbet briefly discussed the changes made to Section V.K. SPECIAL REGULATIONS, of the Suffield zoning regulations. With nothing further, Mr. O'Malley asked Mr. Turbet if there were any driveways, or parking in flood zone (A) in Suffield. Mr. Turbet responded yes in some cases, no in others. Chairman Bauchiero reported that CRCOG responded positive with regards to both the application and the amendments made.

Chairman Bauchiero opened up the floor to the public for those in favor of the application, with none, he opened up the floor to those opposed of the application, and with none Chairman Bauchiero closed the public hearing.

File# 36-2008: Request to Accept Proposal to add in Section II. V. letter S "FARM STAND PERMANENT" to the Zoning Regulations. Chairman Bauchiero asked Mr. Hawkins to update the Commission on any new reports or correspondence. Mr. Hawkins reported that letters were sent out to landowners (Suffield farmers) for input, at which he has not had any response. With nothing further from Mr. Hawkins, Mr. Vincent spoke of his concerns concerning the tax base for the commercial use business zone verses non-commercial use business zone. The Commission members discussed;

- Traffic
- What can be regulated, and what cannot be regulated

- The “special permit process”, which would need to be done on a parcel by parcel basis.

There was back and forth discussion between Commission members on various questions pertaining to;

- What should and should not be sold
- Locally grown products
- Selling products not grown on the farm
- Where the products would be sold (what zone)
- There was discussion on the DEP’s involvement
- Ice cream stands.

Mr. Taylor gave a more definitive explanation of the proposal, and a brief overview of how the change came about. With nothing further, Chairman Bauchiero opened up the floor to the public for those in favor of the application, and those who spoke in favor were;

- Benny Bielonko, of Bielonko Farms, LLC – 1045 East Street

Chairman Bauchiero opened up the floor to the public for those opposed to the application, with none, he continued the public hearing to next months meeting (October 20, 2008). Attorney Landolina excused himself for the evening at 8:20 p.m.

File# 37-2008: Request to Accept Proposal to add in Section II. V. letter T “WINERIES” to the Zoning Regulations. Mr. Taylor discussed the requirements for site plan approval, along with how the wine could be sold, size of operation, wine tasting events, feasibility, building size, licenses involved with selling wine, importing grapes and the legalities of doing so, and a farm owner verses a non-farm owner (seller). Mr. Taylor gave a more definitive explanation of the proposal, and a brief overview of how the change came about. Mr. Taylor said he would talk with Attorney Landolina and ask for his input on number six (6) of the proposed change. With nothing further, Chairman Bauchiero opened up the floor to those in favor of the application.

- Ryan Anderson, of Anderson Farms – Halladay Avenue
- Benny Bielonko, of Bielonko Farms, LLC – 1045 East Street

Chairman Bauchiero opened up the floor for those apposed of the application, with none, he continued the public hearing to next months meeting (October 20, 2008).

IV. NEW BUSINESS

File# 43-2008: Request to accept Site Plan Modification from Borghesi Building & Engineering (Windsor Marketing Group) to add a 40,000 S.F. addition to existing building located at 77 Austin Street, Map 27H, Bock 37, Lot #1-2. Applicant: Borghesi Building & Engineering. Chairman Bauchiero asked Mr. Hawkins to report on the above application.

Mr. Hawkins gave a brief overview of the plans submitted, and the reason for the application. He reported that this Commission cannot approve the site plan modification due to the fact that the application has not been approved through the Conservation Commission, and the Conservation

Commission will not be meeting until September 23, 2008. Mr. Hawkins said the applicant requested a special meeting with this Commission after the September 23, 2008 meeting with Conservation. There was a brief discussion on the time frame, the urgency of the application, and details pertaining to Austin Street traffic verses traffic on the proposed new road going into the facility. There was some discussion between the Commission members regarding notifying abutters. There was some discussion as to whether a traffic study would be needed, at which Mr. Turbet said, there would not be a need for a traffic study until phase three (expansion) is presented to the Commission. Chairman Bauchiero set a special meeting date for September 24, 2008 at 6:00 p.m. located at the Zoning and Planning office, 230C Mountain Road, conference room (first floor level).

V. OLD BUSINESS

Chairman Bauchiero appointed Mr. Winne (alternate) to vote in the absence of Mr. Ravenola.

File# 42-2008: Request for Zoning Regulation Text Amendment Change within Section V.K. FLOOD DAMAGE PREVENTION as part of the FEMA and DEP process of updating the Flood Insurance Study and producing Digital Flood Insurance Rate Maps (DFIRM). Chairman Bauchiero asked for a motion. Mr. O'Malley made the motion, seconded by Mr. Vincent to approve the request for Zoning Regulation Text Amendment Change within Section V.K. FLOOD DAMAGE PREVENTION as part of the FEMA and DEP process of updating the Flood Insurance Study and producing Digital Flood Insurance Rate Maps (DFIRM). With no discussion, the motion was approved 6-0-0.

File# 12-02A: Request for release of Road Maintenance Bond for Pembroke Subdivision. Applicant: Town Engineer, Mr. Turbet. Mr. Turbet said that the town has been holding a maintenance bond since 2005 for two items, (1) as built, and (2) drainage to repair. Mr. Turbet reported that the issues were addressed and completed, and he recommended that the Commission approve the release of the road bond. There was a brief discussion on drainage. With nothing further, Chairman Bauchiero asked for a motion. Mr. O'Malley made the motion, seconded by Mr. Conley to approve the release of Road Maintenance Bond for Pembroke Subdivision. With no further discussion, the motion was approved 6-0-0.

File# 30-2008A: Request of Briarwood Homes, Inc., to reduce bond to the one-third level for the Malec Farm Subdivision. Applicant: Elzear Roy. Mr. Turbet gave an explanation of the work completed (utilities, detention basin, and sidewalk) and recommended that the Commission release \$553,000 of the current \$829,000 subdivision bond, which would reduce the bond to the one third level of \$276,000. Chairman Bauchiero asked for a motion. Mr. O'Malley made the motion, seconded by Mr. Conley to approve the reduction bond to the one-third level for the Malec Farm Subdivision. With no discussion, the motion was approved 6-0-0.

File#25-07: Request of Attorney Joseph Flynn representing CT Biodiesel, LLC for a 90 day extension for the filing of the re-subdivision maps on the Suffield Land Records. Chairman Bauchiero referenced a letter written by Attorney Flynn requesting a 90 day extension. Chairman Bauchiero looked for advisement from Mr. Taylor on the statutory time frame. Mr. Taylor advised the Commission that CT Biodiesel has the right for an extension. With no discussion, Chairman Bauchiero

asked for a motion. Mr. Conley made the motion, seconded by Mr. Vincent to approve the 90 day extension for filing the re-subdivision maps into the Suffield land records. The motion was approved 6-0-0.

VI. REPORTS – Plan of Conservation and Development

Mr. Hawkins stated that he is looking for direction from the Commission members as to whether they would like to have the Plan of Conservation and Development subcontracted out, or, have it done in-house. Mr. Hawkins briefly discussed the advantages and the disadvantages for both. The consensus was that the Commission members would like to see the Plan of Conservation and Development contracted out with more detailed information on the cost involved and its process. Mr. Hawkins said he would send out an RFQ to look for qualified firms, and he would talk to the Conservation and the Economic Development Commissions to get more information on what would be needed.

VII. MINUTES – August 18, 2008, Regular Meeting Minutes

Chairman Bauchiero asked for a motion. Mr. Winne made the motion, seconded by Mr. Conley to approve the minutes from August 18, 2008, regular meeting minutes. With no discussion, the motion was approved 6-0-0.

VIII. CORRESPONDENCE - None

IX. ADJOURNMENT

Mr. Winne made the motion, seconded by Mr. Conley to adjourn the meeting at 9:25 p.m. regular meeting. The motion was approved 6-0-0.

Respectfully Submitted,

John O'Malley, Secretary

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