

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
May 19, 2008**

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

Absent: Mr. John O'Malley, Secretary

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 7:01 p.m. and reported no legal notice to read into the record. Chairman Bauchiero asked the Administrative Secretary to take a silent roll call.

II. INFORMAL DISCUSSIONS - None

III. PUBLIC HEARINGS - None

IV. NEW BUSINESS

File # 13-07A: Request (of Briarwood Homes, Inc.) for Modification of Approval Conditions No. 5 and 9 of the Special Permit, at Sunset Point. Map 36H, Block 35, Lot(s) 5, 5A & 8. Applicant: Briarwood Homes, Inc. / Elzear Roy. It was informed by staff that the next regular Zoning and Planning Meeting is scheduled on June 16th with nothing on the agenda at this time. Chairman Bauchiero asked for a motion. Mr. Ravenola made a motion, seconded by Mr. Conley to set the public hearing date for June 16, 2008 to hear file # 13-07A, request for Modification to the Approval Conditions of the Special Permit (to # 5 & #9) at Sunset Point, Map 36H, Block 35, Lot(s) 5, 5A & 8. Motion was approved, 5-0-1.

File # 34-2008: 8-24 report for approval to apply for the Spring 2008 round for the "Open Space and Watershed Land Acquisition Grant" for a 42 acre property off of North Grand Street. Mr. Hawkins gave a brief description of the project from his memorandum dated May 5, 2008 to the Zoning and Planning Commission. He stated that Connecticut Department of Environmental Protection's (DEP) grant program (Open Space and Watershed Land Acquisition Grant) provides financial assistance to municipalities and nonprofit land conservation organizations to obtain land for open space. Mr. Hawkins listed seven specific criteria's in which the DEP has in terms of the types of land they would consider. Mr. Hawkins briefly explained additional considerations that require careful attention, noting also that proposed parcels that demonstrate pressure for development is also very important in DEP's consideration. Land purchased through the program he said, is preserved infinitely in its natural state, or

it could be used for agriculture. Mr. Hawkins said, “A *permanent conservation easement will be provided to the State to ensure that the property remains in a natural and open state for the conservation, open space, or agriculture for which it was acquired*”. He then briefly discussed the following from his Memorandum;

- **DISCUSSION/ANALYSIS**
- **FINANCIAL IMPACT**
- **OTHER BOARD ACTION**
- **RECOMMENDATIONS**
- **A MOTION**

With nothing further, Chairman Bauchiero asked the Commission members if they had any questions. Chairman Bauchiero asked if it has been reviewed by the Conservation Commission. Mr. Hawkins reported, yes. Patrick McMahan Director of Economic Development stated that the property owners are okay with a portion of the there property to be used for access. Chairman Bauchiero asked for a motion. Vice Chairman Kuras made a motion, seconded by Mr. Conley to accept and approve File # 34-2008, 8-24 report for the Spring 2008 round for the “Open Space and Watershed Land Acquisition Grant” for a 42 acre property off of North Grand Street. Motion was approved 5-0-1.

File # 35-2008: 8-24 report for the new industrial road off of Route 75. Patrick McMahan along with Gary Fontanella of Milone & MacBroom, an engineering firm out of Cheshire, Ct presented the project to the Commission. Mr. McMahan reported that the roadway was approved for funding at a Town Meeting on August 28, 2007 and will be going before the Conservation Commission on Tuesday, May 27, 2008 for the approval for construction to potentially commence this summer. The road will open up the land for future businesses, diversify community tax base, and designed with a cul-de-sack to possibly extend to Firestone Drive. Mr. Fontanella presented a detailed map showing the designed roadway, and gave a detailed description of its location, size, drainage basins, curb-cut, and utilities. There were no traffic reports involved, and the road right-of-way would be provided by an agreement with the current owners of the property. With nothing further, Mr. Sheehan asked questions of Mr. Fontanella with regard to drainage and drainage rights. Mr. Fontanella said that he would look into the unrestricted drainage rights from the landowner. Chairman Bauchiero asked what direction the water and gas would come from, and how many lots are proposed. Mr. Fontanella reported that the gas and water would come off of Route 75, and the concept map shows two possibly three depending on what type of business would come. Mr. McMahan said with a grant already obtained they are ready to go to bid and is looking for a motion to approve the conceptual design. There was discussion prior to approval with the right of way and the length of the road. Chairman Bauchiero elected Mr. Sheehan as an alternate vote. Mr. Sheehan made a motion, seconded by Mr. Vincent to approve the 8-24 report for the new industrial road off of Route 75. Motion was approved, 6-0-0.

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 for a motion. Mr. Sheehan made a motion, seconded by Mr. Ravenola to accept and set a public hearing date for July 21, 2008 for File # 36-2008, request for text change to Section II. V., to add letter (s) to the zoning regulations. Motion was approved, 6-0-0.

File # 37-2008: Request to accept proposal to add in Section II. V., letter (T) “WINERIES” to the Zoning Regulations. Chairman Bauchiero asked for a motion. Mr. Sheehan made a motion, seconded by Mr. Conley to accept and set a public hearing date for July 21, 2008 for File # 27-2008, request for text change to Section II. V., to add letter (t) to the zoning regulations. Motion was approved, 6-0-0.

Mr. Taylor gave a brief description of the proposed changes to add “Farm Stand Permanent” and “Wineries” to the regulations, and opened the floor up for questions and/or concerns.

V. OLD BUSINESS - None

VI. REPORTS-None

VII. MINUTES-April 29, 2008 Special Meeting Minutes, April 10, 2008-**Amended** Special Meeting Minutes. Mr. Conley made a motion, seconded by Mr. Ravenola to approve the minutes from the special meeting on 4/29/08. Motion was approved, 6-0-0. Mr. Conley made a motion, seconded by Mr. Ravenola to approve the Amended special meeting minutes from 4/10/08. Motion was approved, 6-0-0.

VIII. CORRESPONDENCE-None

IX. ADJOURNMENT

Mr. Conley made a motion, seconded by Vice Chairman Kuras to adjourn the regular meeting at 8:58 p.m. 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