

AMENDED
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SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 19, 2010

Present: **Frank E. Bauchiero, Jr., Chairman**
 Chester Kuras, Vice Chairman
 Glen Vincent
 Ellie Binns
 Mark Winne, Alternate

Absent: **Gina Pastula, Alternate**
 Frank Ravenola, Secretary
 Charles Sheehan, Alternate
 John Murphy

Also Present: **Bill Hawkins, Town Planner**
 Jim Taylor, Zoning Enforcement Officer
 Gerry Turbet, Town Engineer
 Karen Doyon, Administrative Secretary

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:06 p.m. during which he asked the Administrative Secretary to take a silent roll call. Chairman Bauchiero appointed Mr. Winne a voting member then asked Vice Chairman Kuras to read the legal notice.

Chairman Bauchiero asked for a motion to move File # 73-2010 first on the agenda. Mr. Vincent made the motion to move File # 73-2010 first on the agenda, seconded by Mr. Winne. Motion carried unanimously 5-0-0.

II. PUBLIC HEARINGS

File # 73-2010: Special Permit/Site Plan Review request from Sage Engineering for 25-unit addition to the existing house and conversion into a Continuing Care Retirement Facility at 82 North Main Street; Map 43H, Block 45, Lot #275. Applicant, Frank DeMarinis. Attorney Joseph Flynn with Alfano & Flynn, from Suffield, was present to represent the applicant. Also present was applicant Frank DeMarinis, and Chris Shea of Sage Engineering, Jack Galanek and Jonathan Solecki. Chairman Bauchiero reported that because three regular Commission members were absent, and additional time is needed for the Town Engineer to give a more definitive report [in fairness to the applicant], he asked for a motion to continue the public hearing to next months meeting. Mr. Winne made the motion to continue File # 73-2010 to the May 17, 2010 regular meeting, seconded by Mr. Vincent. Motion carried unanimously 5-0-0.

File # 72-2010: Special Permit request from the Zoning and Planning Commission to continue the location of the Suffield Farmer's market on the southern green; Map 34H, Block 33, Lot # 1. Chairman Bauchiero asked Mr. Hawkins to read his report.

Mr. Hawkins read his report dated April 8, 2010, addressed to the Zoning and Planning Commission. Mr. Hawkins' report stated that the permit to operate the Farmers Market on the Town's south green was given a one-year "trial", during which not one complaint was brought to the Zoning Enforcement office. His report gave an analysis and considerations if approved. Mr. Hawkins reported that he received two [2] emails today in support of the application. Jennifer Syme a market participant gives full support and listed several benefits of its current location. Anne Hudson and Randy Johnson [of 107 East Street South] give full support and listed several benefits of its current location. Mr. Hawkins recommended a five [5] year renewal date.

With nothing further Chairman Bauchiero asked Mr. Taylor if he had any comments. Mr. Taylor reported that the Farmers Market on the south green is working well, and is in full support of allowing the special permit to continue at that location. Chairman Bauchiero received a complaint from the business owner of the barbershop and asked if anybody had any recommendations for parking. Mr. Hawkins reported that it is public parking in front of the barbershop. Mrs. Binns recommended that during the hours of operation of the Farmers Market, the business owner could place signs in the designated private parking area for his patrons to park there. With nothing further, Chairman Bauchiero asked if anyone would like to speak in favor of the application.

- Kathy Dunai of 1510 North Stone Street, West Suffield spoke in favor of the application and reported that there were no problems with parking. Kathy Dunai is the Market Master of the Farmers Market.

Chairman Bauchiero asked if anyone would like to speak in opposition of the application. With none the Chair closed the public hearing at 7:20 p.m.

File # 71-2010: Request from Zoning and Planning Commission to add a new section to the zoning regulations, Section V. U., "Adaptive Reuse Regulation". Chairman Bauchiero asked Mr. Hawkins if he could bring the Commission up to date on the proposed amendment.

Mr. Hawkins stated that a developer inquired about a parcel that has been for sale for some time off Boston Neck Road. The parcel, he said is zoned residential, but contains a light industrial building, and would require a substantial amount of variances for the developer's proposed multi-family use. Mr. Hawkins reported that there could be several properties in Suffield and West Suffield that would benefit by having this regulation. Mr. Hawkins read the "draft" regulation in its entirety. As required by statutes, a zoning referral form was submitted to the Capitol Region Council of Governments [CRCoG]; he then read their response. Mr. Hawkins read a letter written by the Chairman of Economic Development Commission, Howard Orr dated April 14, 2010 addressed to ZPC. Mr. Orr gives full support and stated, "*This new regulation would allow for a use that is compatible with adjoining residential areas, take vacant or underutilized properties and return them back to productive use, and increase the value of these challenging properties.*" There was a brief discussion on density and increases in building height in letter [i.] of the proposed regulation. There was a brief discussion on different properties in Suffield and West Suffield that may fit the regulation, which included one or two barns. These prompted a discussion with the conclusion that pre-application reviews would be highly

recommended. Mrs. Binns recommended adding several items from the prior proposed regulation into the new draft regulation. Mr. Hawkins said he would take these ideas up with counsel, Attorney Carl Landolina. With nothing further, Chairman Bauchiero asked if anybody would like speak in favor of the application. With none, he asked if anyone would like to speak in opposition to the application.

- Kathy Kores of 1129 Mountain Road, spoke not in favor or opposed, but had concerns that this may be a burden to her property with the abutting residential property.
 - Submitted information and examples of regulations from Enfield.
 - A submittal outlining the changes that have been made since the original draft of the regulation.
 - Photo's.

With nothing further, Chairman Bauchiero said the public hearing for File # 71-2010 would stay open until the May 17, 2010 regular meeting.

III. NEW BUSINESS

File # 75-2010; Request from Griffin Land [Thomas Lescalleet] for a 3 lot subdivision, located on the east side of Copper Hill Road, near the intersection with Phelps Road; Map 5, Block 10, Lot #1. Submitted by R Levesque Associates, Inc. Vice Chairman Kuras made the motion to accept and set the public hearing date for File # 75-2010 for May 17, 2010, seconded by Mrs. Binns. Motion carried unanimously 5-0-0.

IV. OLD BUSINESS

File # 72-2010; Special Permit request from the Zoning and Planning Commission to continue the location of the Suffield Farmer's market on the southern green; Map 34H, Block 33, Lot # 1. Following a brief discussion about the length of time for the special use permit, Mr. Vincent made the motion to approve File # 72-2010, a permanent renewal of the special permit to continue the Suffield Farmer's Market on the southern green, seconded by Mr. Winne. Motion carried unanimously 5-0-0.

V. REPORTS

Chairman – None

Town Planner – Mr. Hawkins reminded the Commission of the upcoming Public Workshop for the Plan of Conservation and Development, scheduled for May 4th, 2010, located at the Suffield Senior Center. Mr. Hawkins reported that the workshop will be publicized in the Southwick Suffield News, Hartford Courant, Journal Inquirer in the coming weeks, and the Suffield Observer on May 1st, with a draft PoCD available to view on the Town Website.

Mr. Hawkins reported that he received an email from Patrick McMahan regarding an upcoming two-part workshop to discuss Economic Development, scheduled for Thursday April 29, 2010 at the Windsor Town Hall. Mr. Hawkins reported that there will be two [2] guest speakers, beginning at 4:00, dinner, then another guest speaker from 7-9 p.m. and that it should prove to be an informative evening.

There was a brief discussion regarding the possible development of the Roseburg property located off Mapleton Avenue.

VI. MINUTES

Vice Chairman Kuras made the motion to approve the March 10, 2010 special workshop meeting minutes, seconded by Mr. Vincent. Motion carried 4-0-1. Mr. Winne abstained.

Vice Chairman Kuras made the motion to approve the March 15, 2010 regular meeting minutes, seconded by Mr. Vincent. Motion carried unanimously 5-0-0.

VII. ADJOURNMENT

Mr. Winne made the motion to adjourn the April 19, 2010 at 8:37 p.m., seconded by Mrs. Binns. Motion carried unanimously 5-0-0.

Respectfully Submitted,

**** Frank Ravenola**, Secretary

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