

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JULY 19, 2010**

**Present:** Frank E. Bauchiero, Jr., Chairman  
Chester Kuras, Vice Chairman  
Frank Ravenola, Secretary  
Glen Vincent  
John Murphy  
Ellie Binns

**Absent:** Mark Winne, Alternate  
Charles Sheehan, Alternate  
Gina Pastula, Alternate

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

**I. ROLL CALL**

The proceedings of the public hearing and meeting were voice recorded.

Chairman Bauchiero called the meeting to order at 7:00 p.m. during which time he asked the Administrative Secretary to take a silent roll call. Chairman Bauchiero asked Secretary Ravenola to read the legal notice that was published in the Hartford Courant on July 8, 2010 and July 15, 2010.

**II. PUBLIC HEARINGS**

**File # 79-2010: Special Permit Request from Alison Mnich for a multi-sport outdoor education and training facility located on the south side of 685 Hale Street, Map 30, Block 25, Lot # 46. Applicant PlayBetterSports, LLC.** Dan Sullivan of 985 South Grand Street a native of Suffield who has been involved in Youth Athletics for over twenty-five [25] years is representing the applicant/business partner and land owner, Mrs. Mnich for PlayBetterSports, LLC.

Mr. Sullivan reported that the property at 685 Hale Street was previously used as a golf range. Mrs. Mnich of PlayBetterSports, LLC and business associate Mr. Sullivan are requesting approval for the land to be used for training and education primarily in soccer, lacrosse although other sports, may be added as needed. Mr. Sullivan reported that there is a need in Suffield for this type of training and level of service for children four years of age to high school.

With the site plan on the easel, Mr. Sullivan explained details of the map pointing out two [2] of the proposed playing fields. Mr. Sullivan pointed out the drainage culvert location on the site plan and reported that the areas will be marked and fenced so as to not disturb them. Mr. Sullivan showed the location of the existing netting and poles used by the previous owner and reported that they will be

removed because they are an eyesore and a safety hazard. Mr. Sullivan explained that kickback's would be installed and used for soccer practice. Mr. Sullivan pointed out the location for parking. Mr. Sullivan reported that the use would be seasonal, during the summer/fall, with sessions running approximately eight hours a day to help students get ready for their seasons.

Secretary Ravenola asked about parking. Mr. Sullivan reported that they plan to use the existing parking area, with the additional area to receive an overflow for a total of twenty [20] more spaces. Secretary Ravenola asked how many students they would have. Mr. Sullivan reported twenty to twenty-five students a session, reiterating that the sessions would end at dusk. Chairman Bauchiero asked if there would be any tournaments, Mr. Sullivan responded, no. Chairman Bauchiero asked Mr. Turbet to elaborate on the existing drainage on the westerly portion of the property, Mr. Turbet responded. Chairman Bauchiero asked if the lighting and driveway will remain the same, Mr. Sullivan responded, yes. Mrs. Binns asked if the property is currently being used, Mr. Sullivan responded, no. Mrs. Binns asked if they are planning to put up any signs, Mr. Sullivan said, yes with a permit approval from the Zoning Enforcement Officer [ZEO]. Mr. Murphy asked if the golf range was previously approved as a recreational use, Mr. Taylor responded, no. With nothing further, Chairman Bauchiero asked Mr. Hawkins to read his report.

Mr. Hawkins read his report addressed to the Zoning and Planning Commission, dated July 14, 2010. Mr. Hawkins reported that he has read the file in its entirety and found it to be complete. He reported that the special permit application includes a North Central District Health Department [NCDH] approval letter dated June 17, 2010, and a Conservation Commission letter dated May 18, 2010 allowing the use provided certain conditions are met. Mr. Hawkins reported a staff meeting was held on July 14<sup>th</sup> and site walk was conducted on July 13, 2010. Mr. Hawkins then reported on the following:

- **Existing Conditions**
- **Proposed Conditions**
  - Parking
  - Driveway
  - Utilities
  - Lighting
- **Analysis**
  - Parking
  - Driveway & Dust Suppression
  - Utilities
  - Use
  - Netting
- **Considerations**

Secretary Ravenola asked if there are plans to put lights on the playing fields. Mr. Sullivan responded no, but lighting exists around a shed located on the property. Chairman Bauchiero asked about the condition of the fields. Mr. Turbet reported that because of the use of the driving range vehicles, parts of the proposed playing fields are in rough condition. Mr. Sullivan reported that if they got an approval they would begin using the fields that are in playable condition, and farm the field that is in poor condition for a year. With nothing further, Chairman Bauchiero opened up the public hearing to those who wished to speak opposing the application.

Dean Moulton of 673 Hale Street submitted for the record a letter addressed to the Zoning and Planning Commission, dated July 19, 2010. Mr. Moulton spoke in opposition to the application and posed questions regarding parking, location, analysis [written in Town Planners report], and dust suppression. Domenick Scarfo of 631 Hale Street spoke in opposition to the application presenting two concerns. Richard Szczapa of 709 Hale Street spoke in opposition to the application and posed questions regarding drainage, access into the facility, dust control, and supervision. Scott Guilmartin of 759 Hale Street was not opposed to the application, and stated that he had no problem with the use, but had concerns regarding the possibility of the facility developing into something else. Mr. Guilmartin stated that he supports the application.

Chairman Bauchiero opened up the public hearing to those who wished to speak in favor of the application.

Lynn Flynn of 346 Ratley Road spoke in favor of the application and the program. She stated that the use and program would prove to be successful if approved.

There was a brief discussion regarding the following: playing balls going onto abutting properties, the possibility of putting up nets, amending the map to show specific parking location, amend the map to show location of portable toilets, and whether the facility should be open on Sunday or not. The Commission revisited the letter submitted by abutter, Mr. Moulton. With no further comments from the public, the Chair closed the public hearing at 7:52 p.m.

### III. NEW BUSINESS

**Vote to extend the appointments of two members of the Town Center Design Review Board members and the three West Suffield Center Design Review Board members to the August 2014 term. [Currently these four members' terms will expire in August 2010.]** Chairman Bauchiero read the list of names of the members who's terms will expire in August 2010, they are as follows:

#### **TOWN CENTER DESIGN REVIEW BOARD MEMBER TERM RENEWAL**

George Fields – new term expiration date, August 2014.

Doug Mayne – new term expiration date, August 2014.

#### **WEST SUFFIELD CENTER DESIGN REVIEW BOARD MEMBER TERM RENEWAL**

Bob Borg – new term expiration date, August 2014.

Chester Demko – new term expiration date, August 2014.

Bobbie Kling – new term expiration date, August 2014.

Mrs. Binns made the motion to extend the appointments of the two members of the Town Center Design Review Board and three members to the West Suffield Center Design Review Board to the August 2014 term, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

### IV. OLD BUSINESS

**File # 50-2009D: Request from F & L Construction, LTD for reduction of the bond to the one-third level for Cassotta Lane Subdivision located off Thompsonville Road; Map 75H, Block 45,**

**Lot #121.** Mr. Turbet gave a brief description of the work completed at Cassotta Lane [according to his spreadsheet dated July 15, 2010, which shows the breakdown of costs remaining under the bond] by F & L Construction, LTD. The Commission would need to vote to release \$250,600 of the funds held by the Town to cover performance of the work by F & L Construction, LTD. The next allowable bond reduction [to the 10% maintenance level] will be at the completion of all public facilities and As-Built plan. Mr. Turbet stated that he would recommend approval of the reduction.

Mrs. Binns made the motion to approve File # 50-2009D, request from F & L Construction, LTD for reduction of the bond to the one-third level for Cassotta Lane Subdivision located off Thompsonville Road, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

**File # 79-2010: Special Permit Request from Alison Mnich for a multi-sport outdoor education and training facility located on the south side of 685 Hale Street, Map 30, Block 25, Lot # 46. Applicant PlayBetterSports, LLC.** There was a brief discussion regarding the speed with which people travel into the facility. It was recommended to add “Slow” signs at the entrance of the facility. There was a brief discussion regarding issues of the soccer balls, dust control.

Secretary Ravenola made the motion to approve File # 79-2010, special permit request for a multi-sport outdoor education and training facility located on the south side of 685 Hale Street, Map 30, Block 25, Lot # 46 with the following conditions:

1. Water, calcium chloride or some other form of constant dust control is applied to prolong the life of the driveway as well as the health, safety, and welfare of the surrounding community.
2. Maximum number of people at any one time is limited to sixty [60] with no tournaments or gatherings that would exceed this limit.
3. Special permit approval shall expire in one [1] year so that the NCDH requirements for toilet facilities can be reviewed.
4. No outdoor lighting is to be installed on the fields.
5. Hours of operation shall be limited to 8 a.m. to dusk on Monday through Saturday and on Sundays from 1 p.m. to dusk.
6. No earthmoving for this use is to be done other than removing the raised greens that are left from the golf driving range unless the Conservation Commission specifically approves otherwise.
7. Removal of old netting along the western property boundary.
8. No increase in existing parking area.
9. Note the locations of portable toilets on the plans and submit copy to ZPC office.
10. No retail sales are to be conducted on the property.
11. Install signs for driving “Slow” within parking lot and driveway areas.
12. If balls travelling over adjacent property lines become a problem, netting will be required at the discretion of the ZEO.

Seconded by Mr. Vincent. Motion carried unanimously 6-0-0.

## **V. REPORTS**

**Chairman – None**

**Town Planner** – Mr. Hawkins reported that he is going through the final edits of the POCD with the editor, and he expects the draft will be completely updated in a couple of weeks. Mr. Hawkins stated that he is gearing up for the public hearing in September.

Mr. Hawkins passed out a “Draft” addendum that he proposes to add under definitions of the zoning regulations, regarding “Recreation, Active” and asked the Commission if they could address it. Mr. Hawkins reported that he gave a draft copy of the addendum to Wendy Lamontagne, Director of the Parks & Recreation Department and asked for her comments. The Commission briefly discussed the contents of the proposed addendum, agreeing that not all activities could be listed. The Commission identified activities that would be seasonal, activities would be considered educational, and activities that would be listed as prohibited. Mr. Hawkins reported that he would make some changes per the Commissions comments and concerns and present it at next month’s meeting.

**VI. MINUTES** – June 21, 2010, Regular Meeting Minutes

Chairman Bauchiero asked if there were any changes to be made to the minutes of June 21, 2010. With none, Secretary Ravenola made the motion to approve the June 21, 2010, regular meeting minutes, seconded by Mr. Vincent. Motion carried unanimously 6-0-0.

**VII. ADJOURNMENT**

Mr. Vincent made the motion to adjourn the regular July 19, 2010 meeting at 8:40 p.m., seconded by Secretary Ravenola. Motion carried unanimously, 6-0-0.

Respectfully Submitted,

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Francis Ravenola, Secretary

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