

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
SEPTEMBER 20, 2010**

**Present:**                   **Chester Kuras, Vice Chairman** [*Acting Chair*]  
                                  **Frank Ravenola, Secretary**  
                                  **Glen Vincent**  
                                  **John Murphy**  
                                  **Ellie Binns**  
                                  **Mark Winne, Alternate**  
                                  **Charles Sheehan, Alternate**  
                                  **Gina Pastula, Alternate**

**Absent:**                   **Frank E. Bauchiero, Jr., Chairman**

**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.

In the absence of Chairman Bauchiero, Vice Chairman Kuras called the meeting to order at 7:00 p.m. during which time he asked the Administrative Secretary to take a silent roll call. Vice Chairman Kuras asked Secretary Ravenola to read the legal notice that was published in the Hartford Courant on September 9, 2010 and September 16, 2010.

**II.     INFORMAL DISCUSSIONS**

David Ziaks, P.E., President of F. A. Hesketh & Associates Inc. located at 6 Creamery Brook, East Granby, thanked the Commission for allowing him to present a conceptual master plan dated 9.1.10 for his client Donna Blanchette of Krystal Woods Developers. Donna Blanchette was also present. Mr. Ziaks presented an aerial map of the property pointing out the location of the proposed development to be located on the south side of Bridge Street. The total property size is 91 acres, 52 acres of which would be proposed as open space. Mr. Ziaks reported that the 91 acres has a split zone: six acres located within the R-25 zone and eighty-five acres located within the R- 45 zone. Mr. Ziaks pointed out the challenging wetland areas, and then briefly discussed drainage. Mr. Ziaks briefly discussed the different options for open space: Town of Suffield open space, private open space, and a Homeowners Association. Mr. Ziaks reported that prior to submitting any application before the Commission his client would need to apply for a Planned Development Apartments [PDA] Zone change for the proposed apartment units. Mr. Ziaks presented a site plan showing the layout of the proposed project, the plan shows a new proposed public road connecting Bridge Street to Wisteria Lane. Entering off Bridge Street onto the new proposed public road, the plans show three apartment buildings [located west of the proposed road] totaling seventy-two units [twenty-four units per building] with proposed parking in the

front. The one or two bedrooms apartments would be in three story buildings with, each with its own elevator. Located further south-west, the plans show open space abutting nineteen detached single-family condominium units with no age restriction. Mr. Ziaks reported that the single-family condominiums and apartments would be in a proposed PDA Zone of the approximately sixty-five acres. Further south and connecting to the Wisteria Lane the plans show nine, single-family detached homes within a Flexible Residential Development [FRD] of approximately 25 acres, the plans show nine single-family detached homes. Mr. Ziaks reported that water and sewer are available near the proposed development. Mr. Ziaks reiterated how challenging it was to design around the wetland areas and the setback requirement for the proposed apartment units. He briefly discussed the option of relocating parking for the apartments to the rear versus having the parking in the front for aesthetic purposes.

With nothing further Mr. Ziaks asked if there were any questions. Mrs. Pastula asked what the square footage of the condominiums and the houses would be. Mr. Sheehan asked about storm water management, detention basins, and porous pavement, which prompted a brief discussion with Mr. Ziaks. Mr. Turbet asked if there would be any soil testing, Mr. Ziaks said, yes. There was a brief discussion regarding watercourses. Mr. Ziaks thanked the Commission for their time on behalf of Mrs. Blanchette and F.A. Hesketh & Associates, and asked if the Commission would consider the conceptual master plan presented.

### III. PUBLIC HEARINGS

**Proposed Plan of Conservation and Development: 2010.** Mr. Hawkins reported that he began updating the Plan of Conservation and Development [PoCD] eighteen months ago. Mr. Hawkins reported having drafts available online on the Town website, at the Town Clerk's office per state statutes. Mr. Hawkins reported that if the Commission approves and gives an effective date of the plan, it would then be sent to the State's Office of Policy and Management. Mr. Vincent applauded Mr. Hawkins for his dedication, hard work, and persistence in updating the Plan of Conservation and Development, and on behalf of the Commission, thanked him for a job well done.

Vice Chairman Kuras asked if there were any questions. With none, he opened up the public hearing for those who wish to speak about the Plan of Conservation and Development. With none, the public hearing was closed at 7:35 p.m.

### IV. NEW BUSINESS

**File # 80-2010: Site Plan Modification request from Suffield Hardware for two [2] building additions [Phase One-320 sf building addition, Phase Two-1,500 sf building addition] located at 63 Mountain Road; Map 34H, Block 32, Lot# 10. Applicant Charles and Ruth Fields.** George Fields, son of applicant Charles and Ruth Fields presented the application on their behalf. Applicant Charles and Ruth Fields were present. Mr. Fields provided a site plan at the easel and gave a description and location of the first building addition. After which Mr. Fields gave a description and location of the second building addition. Mr. Fields reported that additional retail and storage space are needed. He reported that the proposed additions would have little or no impact on the existing interior structure. Mr. Fields discussed adding a window to the east side of the front addition, and he proposes to mimic the brick on the new to match the old, including the exterior corner brick molding. They are proposing to replace all existing windows with replacement windows. Mr. Fields reported that the rubber roof

membrane located on the flat roof of the existing building needs to be replaced. They are proposing to change the roof structure by adding roof trusses and applying shingles versus the expense of rubber roofing. Mr. Fields reported that parking would stay the same. Vice Chairman Kuras asked if there were any questions. With none, the Vice Chair asked Mr. Hawkins to read his report.

Mr. Hawkins read his report dated 9.13.2010 addressed to the Zoning and Planning Commission. Mr. Hawkins reported that he read the application in its entirety, and reviewed the set of plans dated 12.14.2009. Mr. Hawkins report stated that the Design Review Board approved the building design at the September 15, 2010 meeting. Mr. Hawkins continued with reporting on the following:

- I. Existing Conditions
- II. Proposed Conditions
  - Parking/Loading
  - Lighting
  - Lot Coverage
  - Utilities
  - Signage
- III. Analysis
  - Building Design
- IV. Considerations

Mr. Hawkins reported that the Director of Economic Development, Patrick McMahon reviewed the plans and wanted to inform the Commission that the elevations and the overall appearance of the additions look attractive and glad to see the on-street parking helped the applicant. Mr. Taylor reported that the Design Review Board met and approved the design and esthetics of the proposed additions.

## V. OLD BUSINESS

**File # 75-2010A: Request from Thomas Lescalleet, C/o Griffin Land for a ninety [90] day extension for the submittal of subdivision plans [3-Lot subdivision, Copperhill Road/Phelps Road] to the Town Clerk's Office.** Vice Chairman Kuras asked Mr. Hawkins for his report. Mr. Hawkins reported that the plans for the 3-lot subdivision located at Copperhill Road/Phelps Road were submitted for signature at the end of the ninety-day period, not allowing them to be submitted to the Town Clerks office in the proper time. Mr. Hawkins reported that the applicant is requesting approval for a ninety-day extension to file their plans. Vice Chairman asked the Commission if they had any questions. The Commission had no questions.

**Proposed Plan of Conservation and Development: 2010.** Vice Chairman asked if there were any questions or concerns. With none, the Vice Chair asked for a motion. Secretary Ravenola made the motion to accept the Proposed Plan of Conservation and Development submitted by Town Planner, Mr. Hawkins, with the effective date of October 7, 2010, seconded by Mrs. Pastula. Motion carried unanimously 5-0-0.

**File # 80-2010: Site Plan Modification request from Suffield Hardware for two [2] building additions [Phase One-320 sf building addition, Phase Two-1,500 sf building addition] located at 63 Mountain Road; Map 34H, Block 32, Lot# 10. Applicant Charles and Ruth Fields.** Vice Chairman

asked the Commission if they had any question or concerns. With none, the Vice Chair asked for a motion. Secretary Ravenola made the motion to approve File # 80-2010, Site Plan Modification request from Suffield Hardware for two building additions located at 63 Mountain Road, with the following conditions:

1. A window or windows are to be added to the east side of the front addition or the proposed window is moved to break up the brick wall in excess of thirty [30] feet per Section IV.6.D of the regulations.
2. Town Building Inspector or Fire Marshal is to confirm that the propane tank located in the south-east corner of the property conforms to applicable National Fire Protection Association [NFPA], codes upon signing off on the Certificate of Occupancy.

Seconded by Mr. Murphy. Motion carried unanimously 5-0-0.

**File # 75-2010A: Request from Thomas Lescalleet, C/o Griffin Land for a ninety [90] day extension for the submittal of subdivision plans [3-Lot subdivision, Copperhill Road/Phelps Road] to the Town Clerk's Office.** Vice Chairman asked the Commission if they had any questions or concerns. With none, the Vice Chair asked for a motion. Mr. Murphy made the motion to approve File # 75-2010A, request from Thomas Lescalleet, C/o Griffin Land for a ninety-day extension for the submittal of subdivision plans, seconded by Mr. Vincent. Motion carried unanimously 5-0-0.

## VI. REPORTS

**Chairman – None**

**Town Planner – Education Center, Outdoor Recreation proposed text amendments.** In prior meetings the Commission asked Mr. Hawkins if he would work on definitions for “Active Recreation Facility” and “School/Education Center” that could be added to the zoning regulations. Mr. Hawkins put together a draft text amendment and read it in its entirety. Mr. Hawkins said he would like any comments, prior to adding it to the agenda for the October meeting. There was a discussion regarding Mr. Hawkins definition of school/education. The Commission then discussed how it could be clearly defined in the regulations without causing any confusion. The Commission asked Mr. Hawkins if he could polish up the definition a little more and be ready to present it in the October regular meeting.

Mr. Hawkins reported that Clear Wireless LLC, who came to the Commission for an 8-24 approval in July, to enter into a lease with the Town of Suffield to locate cellular equipment at the water tower located at 20 Betty Lane will soon be adding there equipment.

Mr. Hawkins reported that Patrick McMahon-Director of Economic Development has been working on ideas for developing Fflyer Place. Consequently, he asked Mr. Hawkins to develop regulations allowing multi-family development at Fflyer Place. There was further discussion regarding extending the cul-de-sac length, a feasibility study for a town road, and acceptable multi-family density for the overall plan. It was mentioned that without structure, developers would not be attracted to the area. There was a brief discussion regarding moving the Town garage. Mr. Hawkins reported that Mr. McMahon is working with the owner of the property on a feasibility study. The Commission all agreed that they would like to see Fflyer place a public road.

**VII. MINUTES**-July 19, 2010 Regular Meeting Minutes. Vice Chairman Kuras asked if there were any questions/concerns or changes to the minutes. With none, he asked for a motion. Mr. Murphy made to motion to approve the July 19, 2010 meeting minutes without any changes, seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

**VIII. ADJOURNMENT**

Mr. Vincent made the motion to adjourn the September 20, 2010 regular meeting at 8:22 p.m., seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

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