

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
October 18, 2010**

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

**Absent:** Charles Sheehan, Alternate  
Gina Pastula, Alternate  
Gerry Turbet, Town Engineer  
Bill Hawkins, Town Planner

**Also Present:** Jim Taylor, Zoning Enforcement Officer  
Karen Doyon, Administrative Secretary

The proceedings from the meeting were voice recorded.

**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. The Chair reported that there were no legal notices to read into the record.

**II. INFORMAL DISCUSSIONS**

**Conceptual Master Plan from Krystal Woods Development, LLC to develop 91 acres of land located on the south side of Bridge Street to include nine [9] single family residential house lots [proposed Flexible Residential Development], nineteen [19] detached single family condominiums units and three [3] apartment buildings.** David Ziaks, P.E. of F. A. Hesketh & Associates, Inc. introduced himself and stated that he represents Donna Blanchette of Krystal Woods Developers, LLC who was also present. Mr. Ziaks was before the Commission under an Informal Discussion on September 20, 2010 to introduce a conceptual plan to develop 91 acres of land located on the south side of Bridge Street. Because Chairman Bauchiero was unable to attend the September meeting, and because of the complexity of the project, Mrs. Blanchette requested to meet again with the Commission to answer any additional questions. 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 discussed the location of the new road and where it would connect to Bridge Street. A brief discussion followed regarding a traffic study. Mr. Ziaks reported that Mrs. Blanchette’s intent is to create a development style that works within the zoning regulations. Mr. Ziaks presented a colored map of the proposed development that highlighted “existing open space” and “proposed open space”; he pointed the fifty-two [52] acres of proposed open space.

Mr. Ziaks discussed extending the Flexible Residential Development [FRD] from Wisteria Lane [Stony Brook Subdivision] beginning with nine [9] single family residential house lots, and creating a Planned Development Apartments [PDA] zone with nineteen [19] detached single-family condominium units and three [3] apartment buildings [totaling 72 apartments] at Bridge Street. Mr. Ziaks reported that the one to two bedroom apartments would be priced at a conventional market rate, and the single-family planned development detached homes would have statements in the deed for a Homeowners Association. Mr. Ziaks reported that the proposed development would have access to available water and sewer. Mr. Ziaks reported that the goal fits within the Plan of Conservation and Development.

Chairman Bauchiero asked how close the new road would be from Thrall Avenue, Mr. Ziaks said approximately four hundred [400] feet [does not see it as a major thruway]. Chairman Bauchiero asked how many vehicle trips would be made on the new road per day; a brief discussion followed. Chairman Bauchiero reported that when the Commission approved the Stony Brook Subdivision, Wisteria Lane was approved as a continuous road for future development. Mr. Taylor asked how many stories they are proposing for the apartment units, Mr. Ziaks reported three [3]. A brief discussion followed regarding the style and revising the plans to change the units to two [2] stories versus three [3]. Chairman Bauchiero asked if they thought about changing the apartment units into condominiums, Mr. Ziaks reported that the market for condominiums is not good at this time. Mrs. Binns asked if the project would be done in phases, Mr. Ziaks said the road connecting from Wisteria to Bridge Street would be completed first, then after that, it would be done in phases. There was a brief discussion regarding drainage, and the apartment unit's layout.

Chairman Bauchiero asked Mr. Ziaks if he would provide a conceptual plan of two [2] story apartments, and if he could, provide locations of two and three story apartments that the Commission could visit, Mr. Ziaks said, yes the information would be given to staff. The Chair asked the Commission on an individual basis what they thought of the concept. The uneasiness from about two-thirds of the Commission revolved mostly around the apartment units.

**Blue Sky Builders to discuss potential 7-lot Flexible Residential Development (Deer Cliff) located off of Newgate Road. Map 6, Block 11, Lot 58B & 58B-1.** Representing Kirk MacNaughton of Blue Sky Builders, LLC was Robert J. Arsenault, P.E. of East Hartford, Ct, and Attorney David Hoops. Mr. MacNaughton was also present. Mr. Arsenault thanked the Commission for their time, and then presented a proposed site development plan dated October 4, 2010. Mr. Arsenault reported that the proposed 7-lot FRD subdivision would be located off Newgate Road, within an R-90 zone, totaling 37.42 acres. Mr. Arsenault reported that 22.33 acres are designated as open space [split into three [3] areas] with a portion to be given to the Suffield Land Conservancy. Mr. Arsenault reported that the homeowners association would own the 1,200-foot private driveway [Metacomet Lane], and the homes would have statements in their deeds in favor of Metacomet Lane Homeowners Association. The following infrastructure items are to be maintained by the Homeowners Association: **a.** Pipe detention system draining into the Newgate Road drainage system. **b.** Detention basins on both the north & south sides of Metacomet Lane. Mr. Arsenault reported that each proposed lot would contain its own pumped septic system. Mr. Arsenault reported that houses with driveway drains would drain discharge to the road drainage system, which ultimately discharges to the detention basin. The drainage system for the lower part of the road would discharge to an underground pipe detention system, which will ultimately discharge to an existing drainage piping system on Newgate Road. Mr. Arsenault reported that the

applicant is requesting waivers for sidewalks and to install fewer streetlights than required. The applicant is proposing public access to the Metacomet Trail with a twenty-four foot wide road.

There was a brief discussion regarding location and direction of drainage, which lead to a discussion regarding the road length, and Town specifications for the road. Mr. Vincent asked if they have received approval from the Conservation Commission, Mr. Arsenault said, no. There was a brief discussion regarding the description of the Metacomet Trail, how to get to it and where it goes. Chairman Bauchiero asked if there was a letter from the Land Conservancy, Mr. MacNaughton said, yes. Mrs. Binns asked if there was a Connecticut Light and Power [CL&P] Easement, Mr. MacNaughton said, it would be a “buyers-beware” under the buyers contract. Chairman Bauchiero asked if Northeast Utilities is aware of the drainage, Mr. MacNaughton replied that they are aware and that they approved the project. Mr. MacNaughton reported that they already have North Central Health District approval, Land Conservancy approval and road approval. Chairman Bauchiero asked the Commission members if they approve of the concept. The members responded that they were all in favor of the concept.

**III. PUBLIC HEARINGS** - None

**IV. NEW BUSINESS** - None

**V. OLD BUSINESS** - None

**VI. REPORTS** - None

**VII. MINUTES - September 20, 2010 Regular Meeting Minutes.** Chairman Bauchiero asked if there were any changes to be made to the September minutes. With none, the Chair asked for a motion. Secretary Ravenola made the motion to approve the September 20, 2010 regular meeting minutes without any changes, seconded by Mr. Vincent. Motion carried unanimously 6-0-0.

**VIII. CORRESPONDENCE** – Mr. Taylor briefly discussed accessory buildings, their setbacks concerning property lines, and the possibilities of a proposed text amendment.

**IX. ADJOURNMENT**

Secretary Ravenola made the motion to adjourn the October 18, 2010 regular meeting at 9:00 p.m., seconded by Mr. Vincent. 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