

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MAY 16, 2011**

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

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

Also Present: Bill Hawkins, AICP, Town Planner
Jim Taylor, Zoning Enforcement Officer
Gerry Turbet, Town Engineer

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:00 pm and asked the acting Administrative Secretary Bill Hawkins to take a silent roll call and noted that Mr. Winne will be a voting member. Chairman Bauchiero asked Vice Chairman Kuras to read the legal notice that was published in the Hartford Courant on May 5, 2011 and May 12, 2011.

II. INFORMAL DISCUSSIONS

Kirk MacNaughton of Blue Sky Builders was present to discuss the reconfiguration of Lot 5 of the Deer Cliff resubdivision (File #83-2010). Mr. MacNaughton stated that he would like to give a potential buyer of lot 5 the option of having the house built in a different location from what was approved, if they wanted to. He explained the proposed swapping of open space to accommodate another house location to the north of lots 3 & 4. There was a brief discussion regarding the length of the driveway, drainage, proposed open space swap, and having an engineered drawing to better understand that the proposal would work. Mr. MacNaughton stated that he would explore his options with the lot and get back to the Commission if he decides to file a formal application to modify his approval. Mr. MacNaughton asked if the Commission would amend the meeting agenda to take up his request for a 90 day extension to file his Deer Cliff resubdivision plans while he had the floor. Mr. Vincent made a motion to amend the agenda to discuss old business, File #83-2010A. Seconded by Mr. Winne. Motion carried unanimously 5-0-0.

OLD BUSINESS

File #83-2010A: First request for a 90 day extension to file subdivision plans in the Town Clerk's office per CGS §8-25 for the 7-lot Deer Cliff resubdivision located off Newgate Road, Map 6, Block 11, Lot #58B & 58 B-1.

Mr. MacNaughton explained the reason for the request is to allow him more time to decide what to do with lot 5 as just discussed earlier in the meeting. Mrs. Binns made a motion to grant the request for a 90 day extension to file the resubdivision plans. Mr. Vincent seconded. With no discussion the motion was carried unanimously 5-0-0.

INFORMAL DISCUSSION

Brian Denno of Denno Land Survey & Consulting, LLC was present to discuss the proposed 7-lot Flexible Residential Development (FRD) located at 432 South Main Street. Mr. Denno gave a brief description of the project including length of road, lot configuration, and open space. He stated that the first 400 feet of the property is located within the Historic District and that the homes will be of a style compatible with the district. There was a brief discussion regarding an agriculture buffer along the north property line of proposed lot 7 as there is a farm operation (cattle) on the adjacent property. Mr. Hawkins suggested having another access to the open space along the same area as the agricultural buffer and pointed out that a significant portion of the property is located within an area designated as an area that may contain significant natural diversity per information obtained from the Department of Environmental Protection (DEP). There was a brief discussion regarding wetlands, use of open space, sidewalks, and the proposed driveway of lot 6.

III. PUBLIC HEARINGS

File # 2011-4: Special Permit request from Hastings Farm, LLC for a permanent farmstand according to section V.S. of the Zoning Regulations, located at 472 Hill Street, Map 28, Block 144, Lot 30. Applicant Megan Hastings. Mr. Hawkins thanked the applicant for the thorough statement of purpose and suggested to the commission that they should expect that kind of submission with every special permit application. He also explained the reason for the special permit request and read through his report dated May 11, 2011. Mr. Hawkins reported that the application was complete and included all of the necessary approvals. He reported further on the following;

- Existing Conditions
- Proposed Conditions
- Analysis
 - Use
 - Parking
 - Site Distance
 - Lighting
 - Plan of Conservation and Development
- Considerations

Mr. Hawkins added that he did not see a reason to place an expiration date on the special permit because the property is preserved farmland.

Chairman Bauchiero asked Mr. Turbet if he had any concerns. Mr. Turbet explained that he did take a look at the site distance for cars entering and exiting the property and concurred with Mr. Hawkins conclusion that there was adequate site distance. With nothing further, Chairman Bauchiero opened the meeting up to the public and asked if anyone wished to speak in favor of the application. They were as follows;

Lester Smith, 39 Marbern Drive – Stated that he thought it was a great idea.
Ronald Wozniak, 300 Hill Street – Stated that he thinks this is a great thing.

Chairman Bauchiero asked if anyone wished to speak in opposition to the application. With none, the public hearing was closed.

IV. OLD BUSINESS

File # 2011-1A: Request from Roswell Associates, Inc. to release the bond being held for setting iron pins at property and drainage easement corners as well as replacing a damaged merestone along the street line of Boston Neck Road for the Meadow Lane 4-lot subdivision, Map 45H, Block 48, Lot 8. Chairman Bauchiero asked Mr. Hawkins if he had any comments. Mr. Hawkins stated that he would defer to Mr. Turbet but that the applicants engineer submitted a letter certifying that all of the iron pins and the merestone had been set. Mr. Turbet was asked to go over his brief memo to which he explained that he recommend that the commission release the bond because the work has been done. A motion was made by Mr. Vincent to release the bond being held in the amount of \$1,920. Seconded by Mr. Kuras. Motion carried unanimously 5-0-0.

File # 2011-4: Special Permit request from Hastings Farm, LLC for a permanent farmstand according to section V.S. of the Zoning Regulations, located at 472 Hill Street, Map 28, Block 144, Lot 30. Applicant Megan Hastings. Chairman Bauchiero asked if anyone would like to make a motion for the application. He also pointed out that the Mr. Hawkins recommended that there be no time limit on the special permit. Mrs. Binns made a motion to approve the application for a permanent farm stand for 472 Hill Street. Seconded by Mr. Kuras. Motion carried unanimously 5-0-0.

V. REPORTS

Chairman – The chair referred to some correspondence that was included in their information packet that had to do with a proposed bill in front of the general assembly regarding affordable housing. There was a brief discussion regarding this letter. Chairman Bauchiero asked Mr. Taylor if there was anything specific he wanted to talk about regarding his monthly reports. Mr. Taylor reported there was nothing specific to which Chairman Bauchiero asked what was happening with Kelly Container on South Street. A brief discussion took place regarding some other zoning enforcement items.

Chairman Bauchiero briefly mentioned that he attended a Historic District Committee (HDC) meeting last week with Mr. Hawkins and that the HDC agreed with the compromise the ZPC proposed at our

May 3rd special meeting. A brief discussion took place regarding the windows and it was decided that the commission should meet with their counsel to discuss next steps.

Town Planner – Mr. Hawkins reported that he continues to work on an open space plan with the open space subcommittee and the chairman of the conservation commission. Mr. Winne commented on the open space section of the FRD zoning regulations and whether the commission should come up with a rating system similar to what is used for farmland. A brief discussion followed regarding open space.

VI. MINUTES

Mr. Vincent made a motion to approve both the March 21, 2011 regular meeting minutes and the May 3, 2011 special meeting minutes. Seconded by Mr. Kuras. Motion carried unanimously 5-0-0.

VII. CORRESPONDENCE - None

VIII. ADJOURNMENT

Mr. Vincent made a motion to adjourn the May 16, 2011 regular meeting at 8:30 p.m., seconded by Mr. Winne. Motion carried unanimously 5-0-0

Respectfully Submitted,

Francis Ravenola, Secretary

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