

AMENDED (Page 4) (**Page 5) (**Page 6)**
SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
August 15, 2011

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

Absent: John Murphy
Charles Sheehan, Alternate

Also Present: Bill Hawkins, AICP, Town Planner
Jim Taylor, Zoning Enforcement Officer
Gerry Turbet, Town Engineer
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 pm and 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 August 4, 2011 and August 11, 2011.

II. PUBLIC HEARINGS

File # 2011-6: Request from John Drabkin for a 2-Lot Re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2. Applicant: John Drabkin. Representing the applicant was Guy Hesketh, PE of F.A. Hesketh & Associates Inc., of East Granby. Also present was the applicant Mr. Drabkin. Mr. Hesketh stated that the applicant is seeking approval to re-subdivide his lot to create one new building lot [Lot 3]. “The plan proposes to cut a 9.69 acre residential lot out of an 18.89 acre lot located on the north side of Spruce Street with the new lot served by a well and septic system. A similar plan was reviewed back in 2006.” Mr. Hesketh reported that the proposed lot [3] and Mr. Drabkin’s lot [2] meets the minimum lot size requirement and frontage requirement according to the regulations. Referring to sheet GR-1 of the plans, Mr. Hesketh pointed out the location of the proposed driveway off Spruce Street. Mr. Hesketh stated that the plans show a proposed thirty [30] foot agricultural buffer along the western property boundary as well as the area south of the proposed home. Mr. Hesketh reported that a fifty [50] foot agricultural buffer exists and is shown on the plans located on the northern property line. The proposed home would be located over one hundred [100] feet off the northern property line. Mr. Hesketh stated that the details on sheet GR-1 show the septic system, the home and the preliminary grading of the site. Mr. Hesketh stated that the septic design and its location are in

compliance with the wetland review area, and the septic field once constructed will be entirely outside the thirty [30] foot agricultural buffer. Mr. Hesketh passed out excerpts of the Zoning Regulations, Section II, page 2, Section VIII, page 1, 2 and 3 and Section 900, page 14 of the Subdivision Regulations and stated that there were conflicting definitions pertaining to an agricultural buffer. Mr. Hesketh stated that in Section II, page 2 of the zoning regulations define a required agricultural buffer as being fifty [50] to one-hundred [100] feet, and the subdivision regulations state that the buffer strip shall be no less than thirty [30] feet. Mr. Hesketh reported that they meet the requirement under section 805 of the subdivision regulations with a proposed thirty [30] foot buffer strip provided.

Chairman Bauchiero stated that an agricultural buffer is determined by the Commission per individual application. With no questions for the applicant Chairman Bauchiero asked Mr. Hawkins to give his report.

Mr. Hawkins read his report dated August 9, 2011 addressed to the Zoning and Planning Commission which addressed the following:

- **Existing Conditions**
- **Proposed Conditions**
 - Open Space
 - Utilities
 - Waivers
 - Drainage & Sight Distance
 - Driveway
 - Agricultural Buffer
- **Analysis**
 - Lot Configuration
 - Open Space
 - Utilities
 - Waivers
 - Sight Distance
 - Driveway & Agriculture Buffer

Mr. Hawkins read into the record a letter/email submitted to the Commission dated August 15, 2011, from Ron Dabkowski, son of abutter Carol L. Dabkowski. A summarization of Mr. Dabkowski's letter stated that he was in agreement with the recommendations of Mr. Jim Taylor's denial referenced in his memorandum dated August 9, 2011.

Chairman Bauchiero asked Mr. Turbet to give his report.

Mr. Turbet read his report dated August 10, 2011 addressed to the Zoning and Planning Commission which addressed the following:

- **General**
- **Submittals**
- **Field Inspection**
- **Subdivision Plan**

- **Driveways**
- **Drainage and Grading**
- **Well and Septic System**
- **Waivers**
- **Conclusion**
- **Recommendations (1 & 2)**

Mr. Vincent asked if the brush is not cleared would the applicant have approval for sight line distance. Mr. Turbet said, no. Chairman Bauchiero asked Mr. Taylor if he had anything to report. Mr. Taylor said, yes and handed out his memorandum along with a letter dated June 12, 2006 to ZPC, a Memorandum of Decision dated May 16, 2007 from the Superior Court [Blue Sky Builders, LLC vs. ZPC] and a letter from Fahey, Landolina and Associates, LLC dated July 27, 2007.

Mr. Taylor read his memorandum dated August 9, 2011 addressed to the Zoning and Planning Commission. This prompted a brief discussion regarding current plan versus the plan submitted by Kirk MacNaughton in 2006 regarding the proposed driveway within the agricultural buffer. There was a brief discussion regarding the reserved septic system. Mr. Turbet gave a brief synopsis of Kirk MacNaughton's prior subdivision approval in 2006.

With nothing further Chairman Bauchiero opened it up to the public for those who wished to speak in opposition of the application. With none, the Chair asked for those who wished to speak in favor of the application. They were as follows:

- John Drabkin of 1358 Spruce Street spoke in favor of his application.

Chairman Bauchiero asked again if anyone wished to speak in favor or opposed to the application.

- Carl Dabkowski of 1379 Spruce Street spoke in opposition of the application.
- Larry Hastings of 472 Hill Street spoke in opposition of the application.

Mr. Hesketh briefly discussed Mr. Hastings concerns regarding drainage. With nothing further the Chair closed the public hearing for File # 2011-6 at 7:44 p.m.

File # 2011-8: Request for a Zoning Map Amendment from R-45 to Planned Development Apartment [PDA] located at 785 Mapleton Avenue, Map 51H, Block 42, Lot # 23. Applicant: Robert C. Schechinger, Jr. ASLA. Representing the property owner was Robert C. Schechinger, Jr., ASLA of Collinsville, CT, Skip Alford, LS and PE of Alford Associates, Inc., of Windsor. Also present was property owner Roland Dowd, owner of Dowd Realty Group, Inc. of Suffield. Mr. Schechinger stated that his client is looking to change the zone from R-45 to a Planned Development Apartment [PDA] zone to accommodate fifteen [15] single family period style condominium homes. Mr. Schechinger briefly discussed the proposed plans regarding the concept, location, open space and wetland areas. Chairman Bauchiero questioned the length of the road, and asked if the rear of the homes along Mapleton will be seen by passerby's Mr. Schechinger responded. With nothing further Chairman Bauchiero asked Mr. Hawkins to give his report.

Mr. Hawkins read his report dated August 8, 2011 addressed to the Zoning and Planning Commission which addressed the following:

- **Existing Conditions**
- **Proposed Use**
- **Analysis**
 - Zone Requirements
 - Density
 - Integration into neighborhood
 - Property Values
 - Traffic Impact
 - Character if Immediate Neighborhood
- **Conclusion**

Mr. Hawkins report prompted discussions regarding, the possibility that if Mr. Dowd sells the property or if the project fails, someone else could apply for the maximum number of units allowed in the PDA zone. There was also a brief discussing regarding the reason why the applicant did not submit a special permit application with the zone change application, and the reason the applicant chose to propose a PDA versus an FRD subdivision. Mr. Dowd stated that if he got an approval he would apply for the special permit and if the development did not happen he would request a zone change back to an R-45 zone. With nothing further, the Chair asked Mr. Turbet to give his report.

Mr. Turbet read his report dated August 11, 2011 addressed to the Zoning and Planning Commission which addressed the following:

- **General**
- **Submittals**
- **Traffic and access**
- **Drainage**
- **Utilities**
- **Conclusions**

Chairman Bauchiero asked if there were any questions. With none the Chair asked Mr. Taylor if he had a report. With none the Chair opened it up to the public for those who wished to speak in favor of the application.

1. ****Beth Chafetz of 803 Mapleton Avenue spoke in favor.**

The Chair asked for those who wished to speak in opposition of the application. They were as follows:

1. Elzear Roy [Briarwood Homes] of 921 Thrall Avenue spoke in opposition.
2. Edward Rodzen of 831 Mapleton Avenue spoke in opposition.
3. Paul Tremblay of 670 Mapleton Avenue spoke in opposition.
4. Beth Kelly of 26 Farmsted Lane spoke in opposition.
5. Sam Scozzari of 30 Farmsted Lane spoke in opposition.
6. Holly Banak of 992 Mapleton Avenue spoke in opposition.

7. John Lopes of 23 Farmsted Lane spoke in opposition.
8. Louanne Dangelo of 685 Mapleton Avenue spoke in opposition
9. Wallace Brown of 595 Mapleton Avenue spoke in opposition.

The opposition comments prompted a brief discussion regarding wetlands and the pond on the proposed site.

11. Terry Brown of 595 Mapleton Avenue spoke in opposition.
12. ****Karen Rolocut** of 32 Farmsted Lane spoke in opposition.
13. Bill Kahn of 780 Mapleton Avenue spoke in opposition.
14. Jim Kelly of 26 Farmsted Lane spoke in opposition.

With nothing further Chairman Bauchiero asked for a motion to continue the public hearing to the September 19, 2011 meeting. Mr. Vincent made the motion to continue File # 2011-8 request for zoning map amendment from R-45 to PDA located at 785 Mapleton Avenue to the September 19, 2011 meeting, seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

III. OLD BUSINESS

File # 25-05B: Request from RealDev Corp/David Tagliavini Homes for release of the final 10% road maintenance bond located at the Whitfield Way Subdivision. Chairman Bauchiero asked Mr. Turbet to give his report. Mr. Turbet reported that he visited the site and stated that the roads are in good condition. Mr. Turbet stated that the two [2] years have passed from acceptance of Whitfield Way as a Town road without any maintenance work being required, and recommended releasing the final \$21,000 bond. Chairman Bauchiero asked for a motion.

Secretary Ravenola made the motion to approve the request from RealDev Corp for release of the final 10% road maintenance bond located at the Whitfield Way Subdivision, seconded by Mr. Vincent. Motion carried unanimously 5-0-0.

File# 83-2010B: Request for a second and final 90 day extension to file subdivision plans at the Town Clerks office for the Deer Cliff Subdivision, Map 6, Block 11, Lot 58B & 58 B-1. Chairman Bauchiero appointed Mr. Winne alternate voting member at this time. Chairman Bauchiero asked for a motion.

Mr. Vincent made the motion to approve the request for a second and final 90 day extension to file subdivision plans at the Town Clerks office for the Deer Cliff Subdivision, File # 83-2010B, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

File # 2011-6: Request from John Drabkin for a 2-Lot Re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2. Applicant: John Drabkin. There was a brief discussion regarding Kirk MacNaughton's 2006 plans and the plans submitted by Mr. Drabkin. There was a brief discussion regarding the impact of an agricultural buffer. Mr. Hawkins stated that if the abutting Dabkowski property should go into development, there would be no need for an agricultural buffer. There was a brief discussion regarding an alternate driveway location, the commission could see no other alternate with the amount of wetlands. With nothing further, Chairman Bauchiero asked for a motion.

Secretary Ravenola made the motion to approve File # 2011-6, request from John Drabkin for a 2-lot re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2, seconded by Mr. Vincent. [Chairman Bauchiero, Vice Chairman Vincent, Secretary Ravenola, Alternate Mr. Winne, Mr. Vincent, Ellie Binns voted against the application, saying that the current driveway proposal is the same as the previously denied MacNaughton proposal in regard to clearing the vegetation in the buffer to accommodate the driveway construction.] The application was denied 0-6-0.

IV. REPORTS

Mr. Hawkins discussed the reason for a possible text amendment to the Town Center Village District regulations. The text amendment would give the Historic District Commission authority over exterior architectural features within the Town Center Village District. Mr. Hawkins stated that he is in favor of such a text amendment and is looking for direction from the commission as to whether he should move forward with drafting one. This prompted a discussion regarding the parcels in the Town Center Village District [TCVD] that would require approval from both commissions. This prompted a brief discussion regarding those parcels. Chairman Bauchiero asked each commission member to comment if they were in favor of a text amendment change. Vice Chairman Kuras stated he was not in favor. Secretary Ravenola stated he was not in favor. Mr. Winne stated he was not in favor. Mr. Vincent said he was not in favor. ****Mrs.** Pastula stated she was not in favor. Mrs. Binns stated she was not in favor. Chairman Bauchiero stated he was not in favor. Mr. Hawkins stated that it was incumbent upon him to make sure all the commissions and committees are involved with what is going on through zoning. Mrs. Binns stated that the commission should be open to the input of other commissions and committees. It was recommended by Mrs. Binns that a letter be drafted stating that when an applicant comes before us that are in the TCVD, the Zoning and Planning Commission would seek and heavily weight HDC input.

Mr. Hawkins reported that a site plan was approved a few years ago via a stipulation for judgment for valet parking located at 1186 South Street. The applicant TDN Properties, LLC & Grace Alampi Properties, LLC C/o Guy Piccolo is now in the process of construction and submitted a site plan seeking approval for lights in the parking area. The original plan showed fifty-two [52] cut-off light posts dispersed throughout the parking area which the applicant seeks approval to decrease the amount of light poles to ease plowing in the winter. Mr. Piccolo proposes to install eleven [11], fourteen [14] foot perimeter cut-off lights throughout the parking area versus fifty-two [52] and one forty [40] foot pole in the center of the parking lot. The commission briefly discussed safety issues for the drivers parking the vehicles at night. Mr. Hawkins reported that the maximum height requirement for light poles in the zoning regulations is fourteen [14] feet, and can be changed with a special permit. But, because the application was approved by a stipulation for judgment it cannot go through a special permit process, the commission can approve a change if agreed upon with a vote. The commission briefly discussed. The applicant is proposing to have the lights pointed down and they would be cut-off. There was a brief discussion regarding impact on residential properties. Mr. Taylor stated that if the lights are a problem he could have them put a shield on the lights.

Mrs. Binns made a motion to approve the changes made to the site plan to change the lights at 1186 South Street for valet parking, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

Mr. Hawkins reported that the next three [3] meetings will be held at the Senior Center, 251 Bridge Street, due to the library being moved to the Town Hall.

MINUTES

Chairman Bauchiero asked if there were any changes to be made to the minutes of the 6.20.2011 regular meeting and the 7.18.2011 regular meeting minutes. With none, Vice Chairman Kuras made the motion to approve the 6.20.2011 regular meeting minutes and the 7.18.2011 regular meeting minutes without any changes, seconded by Mr. Ravenola. Motion carried unanimously 6-0-0.

It was recommend by Mr. Winne that the minutes should reflect that it is a “Draft” until they are approved. It was agreed that a notation would be made on the minutes.

V. ADJOURNMENT

Mr. Vincent made the motion to adjourn the August 15, 2011 meeting at 9:40 p.m., seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

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