

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 21, 2011**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
John Murphy
Ellie Binns
Mark Winne, Alternate
Charles Sheehan, Alternate
Gina Pastula, Alternate

Absent: Glen Vincent

Also Present: Bill Hawkins, AICP, Town Planner
Jim Taylor, Zoning Enforcement Officer
Gerry Turbet, Town Engineer
Karen Doyon, Administrative Secretary
Carl Landolina, Commission Counsel

The proceedings from the meeting were voice recorded.

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:03 pm and asked the Administrative Secretary to take a silent roll call. Chairman Bauchiero appointed alternates Mrs. Pastula and Mr. Sheehan as voting members; Mrs. Pastula asked to abstain from voting once Mr. Murphy arrived at the meeting. Chairman Bauchiero asked Secretary Ravenola to read aloud the legal notice that was published in the Hartford Courant on November 10, 2011 and November 17, 2011. Mrs. Binns made the motion to amend the agenda by moving Informal Discussions after Old Business, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

II. PUBLIC HEARINGS

File # 2011-9: Special Permit Application for fifteen [15] single family, detached, condominium units, “Olde Village Green” located at 785 Mapleton Avenue, Map 51H, Block 42, Lot# 23. Applicant Robert C. Schechinger, Jr. ASLA. This is a continuation of the October 17, 2011 Public Hearing.

Representing the property owner was Engineer Mr. Wilson M. Alford, Jr. of Alford Associates, Inc., located in Windsor, Ct. Also present was the property owner Roland Dowd, owner of Dowd Realty Group, Inc. of Suffield, and Attorney Timothy A. Daley of 157 Mountain Road, Suffield. Mr. Alford presented a site plan then gave a brief overview of the analysis written by Dr. Clarence Welti, P.E., P.C., of Glastonbury, Ct., regarding slope stability at the proposed detention pond and the water quality

basins. Mr. Alford asked Attorney Daley to be present to answer any questions regarding the Homeowners Association (HOA) Declaration.

Chairman Bauchiero asked Attorney Landolina for his comments regarding the HOA Declaration. Mr. Landolina had several questions regarding Sheet L.7 of the plans dated October 25, 2011 (Mr. Alford handed out copies to the Commission for the record). There was a discussion between Attorney Landolina, Attorney Daley and Mr. Alford regarding the footprint of the proposed houses on the site plan and what they are considering “units” in the development. It was discussed that if a potential homeowner were to choose a different house plan than what is shown on the site plan they would be required to bring it to the Commissions staff and if it is determined to be a substantial change, they would have to come back before the Commission for approval.

Mr. Sheehan reported that he was satisfied with the stability report submitted by Mr. Welti. Attorney Landolina reported he reviewed the HOA declaration and that he was satisfied with what was submitted.

With nothing further, the Chair opened it up to the public to those who wished to speak in favor of the application. With none, the Chair opened it up to the public to those who wished to speak in opposition. With none, Mr. Sheehan made the motion to close the public hearing at 7:35 p.m., seconded by Vice Chairman Kuras. Motion carried unanimously 6-0-0.

File # 2011-6A: Request from John Drabkin for a 2-Lot Re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2. Representing the applicant was Guy Hesketh of F.A. Hesketh & Associates, Inc., located in East Granby, Ct. Mr. Hesketh stated Mr. Drabkin was able to get easements from the neighboring property owners, one for an agricultural buffer, and one for a sight lines at the driveway entrance. Mr. Hesketh pointed out on the subdivision plan where the easements are located. Mr. Hesketh reported that he received wetlands approval, and approval from North Central Health District for the septic system and that the lot meets all zoning requirements. Mr. Hesketh stated that they are seeking waivers from the regulations for sidewalks, curbs & gutters, streetlights, street trees, fire hydrants. Mr. Drabkin also requests a fee-in-lieu of open space as opposed to providing open space land. With nothing further the Chair asked Mr. Hawkins to give his report.

Mr. Hawkins read his updated report dated 11.15.2011 addressed to the ZPC. Mr. Hawkins reported that he had reviewed the application in its entirety, including the Conservation Commission letter dated 8.26.2010. Mr. Hawkins additionally 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
- **Considerations**

With nothing further, Chairman Bauchiero asked Mr. Taylor to read his report.

Mr. Taylor read his report dated 11.10.2011 addressed to the ZPC. Mr. Taylor reported that he reviewed the revised plans entirely and is satisfied that it meets the requirements of the zoning and subdivision regulations. As a result, Mr. Taylor recommended that this application be approved.

With nothing further, Chairman Bauchiero asked Mr. Turbet to read his report.

Mr. Turbet read his report dated 11.14.2011 addressed to the ZPC. Mr. Turbet reported that he reviewed the application which included an approval letter from the North Central Health District [2011] an approval letter from the Conservation Commission [2010] and a letter from an abutter allowing clearing for sight line and a waiver request letter. Mr. Turbet additionally addressed the following:

- **Field Inspection**
- **Subdivision Plan**
- **Driveways**
- **Drainage and Grading**
- **Well and Septic System**
- **Waivers**
- **Conclusion**
- **Recommendations**

Attorney Landolina reported that he worked with Mr. Drabkin's attorney regarding the agriculture buffer and sight line easement. Attorney Landolina went on to explain the terms of the agreement for the Commission.

File # 82-2010A: Site Plan Modification to Lot 5 of "Deer Cliff Subdivision" off Newgate Road, Map 6, Block 11, Lot[s] # 58B-58B-1. Applicant Kirk MacNaughton

Mr. MacNaughton presented a site plan with his proposed changes for the Commission and explained his intention and reason for the site plan modification request. He gave the Commission a letter from the Suffield Land Conservancy stating they are willing to accept the "Open Space Area A" for the record. He stated that he has no problem with the requests of the Town Engineer from his report and addressed some items that the Town Planner had raised in his report. With nothing further, Chairman Bauchiero asked Mr. Hawkins to read his report for the Commission.

Mr. Hawkins read his report dated November 16, 2011 which details his concerns regarding Mr. MacNaughton's proposal including, open space, the configuration of lot 5, and the proposed lot 5 driveway. Chairman Bauchiero asked Mr. Turbet to read his report dated November 21, 2011. Mr. Turbet reported on the following items in his report;

- **Driveway**
- **Drainage**
- **Utilities**
- **Recommendations**

Mr. Sheehan discussed the design of the drainage and how the changes proposed might affect the drainage for the entire subdivision. There was a brief discussion as to whether Mr. MacNaughton's proposal should be considered a resubdivision and whether he has to file the approved subdivision plans in the land records. Attorney Landolina commented on filing the original subdivision plan and the need to submit a bond given the enactment of PA 11-79. Several members commented on open space and drainage after which Mr. MacNaughton asked the Commission for input around the table to see if this is an appropriate request. After a brief discussion with Attorney Landolina about the appropriateness of getting input around the table at this point in the meeting, Chairman Bauchiero asked each member what they thought about the proposal. After a brief discussion, Mr. MacNaughton decided to withdraw his application.

File # 2011-10: Request from ZPC to amend the zoning regulations as follows: 1.) Add Active Recreation Facility to the Use Table in Section IV. 2.) Add Active Recreation Facility to Section II Definitions. 3.) Add School / Education Center to Section, II Definitions. 4.) Add new regulation Small Wind Energy Producing Facility in Section V, Special Regulations. 5.) Add Street, Public to Section II Definitions and remove existing Street definition. 6.) Revise Lot Frontage and Configuration in Section III. G. 7.) Revise Section IV. L. z. – Prohibited Uses.

Chairman Bauchiero asked Mr. Hawkins to read through the proposed text amendments. Mr. Hawkins read the proposed text amendments for an active recreation facility, education center, small wind energy producing facility. Mr. Taylor read the proposed text amendment for the definition of a street, lot frontage and configuration, and revising section IV.L.z – Prohibited Uses. After a brief discussion, the Chairman opened the hearing to the public for comment, with none; the hearing was continued for all proposed amendments except for the small wind energy producing facility.

III. NEW BUSINESS

File # 2011-11: Special Permit request to convert the building at 390 Boston Neck Road into eighteen [18] apartments under Section V.U. Adaptive Reuse Regulations, Map 56H, Block 47, Lot 171. Applicant Suffield Apartments, LLC.

Chairman Bauchiero asked for a motion to accept File #2011-11 and set the public hearing for the regular December 19, 2011 meeting. A motion was made and seconded to accept the file and set the public hearing for December 19, 2011. Motion carried unanimously (6-0).

File # 2011-12: Special Permit request for a seven [7] lot Flexible Residential Development [FRD] called "The Hamlet on South Main," located at 432 South Main Street, Map 35H, Block 48, Lot 95-1. Applicant Mark O'Neill.

Chairman Bauchiero asked for a motion to accept file #2011-12 and set the public hearing for the regular January 23, 2012 meeting. Motion was made by Mr. Sheehan, seconded by Mr. Ravenola. Motion carried unanimously (6-0)

File # 2011-13: Request from Mark O’Neill for a seven [7] lot FRD subdivision called “The Hamlet on South Main,” Map 35H, Block 48, Lot 95-1.

Chairman Bauchiero asked for a motion to accept file #2011-13 and set the public hearing for the regular January 23, 2012 meeting. Motion was made by Mr. Sheehan, seconded by Mr. Ravenola. Motion carried unanimously (6-0).

V. OLD BUSINESS

File# 25-03C: Request from Somerset Homes, LLC to reduce the bond to the 10 % maintenance level for Stony Brook Farms II, located off of Boston Neck Road; Map 45H, Block 47, Lot # 178. Applicant: Somerset Homes, LLC.

Chairman Bauchiero stated that he reviewed the Town Engineers report and agrees with his findings. Mr. Sheehan asked Mr. Turbet is he is satisfied with the work that has been done. Mr. Turbet responded that he is satisfied. With nothing further, Mr. Sheehan made a motion to approve file #25-03C as recommended by the Town Engineer, seconded by Mr. Ravenola. Motion carried unanimously (6-0).

File # 2011-6A: Request from John Drabkin for a 2-Lot Re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2.

A motion was made by Mr. Sheehan, seconded by Mr. Ravenola to approve file 2011-6A with the conditions in the Town Planners and Town Engineers report. Motion carried unanimously (6-0). A separate motion was made to approve each of the requested waivers by Mr. Sheehan, seconded by Mr. Ravenola. Motion carried unanimously (6-0).

File # 2011-9: Special Permit Application for fifteen [15] single family, detached, condominium units, “Olde Village Green” located at 785 Mapleton Avenue, Map 51H, Block 42, Lot# 23. Applicant Robert C. Schechinger, Jr. ASLA

After a brief discussion, a motion to approve file 2011-9 was made by Mr. Sheehan consistent with the conditions Town Planners and Town Engineer’s report, contingent upon the recommendations of Dr. Welti’s report regarding the detention pond, the design of the houses be kept in concert with period restoration of historic houses, and that minor exceptions to the layout of the structures be referred to town staff for review. Seconded by Mr. Ravenola. Motion carried unanimously (6-0).

File # 2011-10: Request from ZPC to amend the zoning regulations by adding 4.) Add new regulation Small Wind Energy Producing Facility in Section V, Special Regulations.

Chairman Bauchiero asked for a motion to approve the Small Wind Energy Producing Facility Regulation so that it may be added to the Zoning Regulations. Mr. Murphy made a motion to approve the addition of the Small Wind Energy Producing Facility to Section V, Special Regulations of the Zoning Regulations. Seconded by Mr. Ravenola. Motion carried unanimously (6-0).

IV. INFORMAL DISCUSSIONS

Attorney Landolina to discuss Public Act 11-79; An Act Concerning Bonds and Other Surety for Approved Site Plans and Subdivisions.

Attorney Landolina explained the ramifications of PA 11-79 upon the commission as it relates to bonding projects. A discussion followed regarding what next steps could be for the commission after which Attorney Landolina responded with some options. The Commission decided to think about this topic more and discuss again at a later meeting.

V. REPORTS

Chairman Bauchiero stated that he had nothing to report and asked Mr. Hawkins if there was anything he wanted to bring up with the Commission. Mr. Hawkins gave an update on the open space plan in that he has a first draft he is comfortable with and will be speaking to the Open Space Subcommittee and Conservation Commission in the near future seeking their endorsement of the plan.

There was a brief discussion about developing regulations that would encourage building historic replica housing.

VI. MINUTES

Chairman Bauchiero asked if there were any corrections needed for the October 17, 2011 regular meeting minutes. With none, Mr. Murphy made a motion to approve the minutes, seconded by Mr. Ravenola. Motion carried unanimously (6-0).

VII. ADJOURNMENT

A motion was made and seconded to adjourn the regular November 21, 2011 regular meeting at 9:57 pm.

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