

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
DECEMBER 17, 2012**

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

Absent: Ellie Binns
Charles Sheehan
Mark O’Hara, 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 7:04 pm and asked the Administrative Secretary to take a silent roll call. Chairman Bauchiero read into the record the voting members for the December meeting then appointed Mrs. Pastula and Mr. Winne alternate voting members in the absence of regular members Mrs. Binns and Mr. Sheehan.

Prior to the Informal Discussion Chairman Bauchiero asked Mr. Hawkins to read a “Notice for the record”, it read as follows:

The informal review process may enable a prospective applicant to obtain meaningful preliminary feedback, this informal review is not intended to include an evaluation of application specifics. Any statements by members of the Commission are not binding and are not intended to indicate prejudgment in any way of an actual application, should one be submitted later. Similarly, silence by Commission members during an informal review should not be construed as acceptance of what is presented. The Commission’s official decision-making process only commences upon the submission of a formal application.

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 forty single family homes. David S. Ziaks, P.E. and President of F.A. Hesketh & Associates, Inc., and developer Donna Blanchette, of Krystal Woods Developers, LLC were present.

Mr. Ziaks presented a conceptual site plan on the 91 acre parcel for a forty [40] lot Flexible Residential Development [FRD] single family subdivision located on the south side of Bridge Street containing 52 acres of open space. Mr. Ziaks stated that the site is located within split zones; R-45 and R-25, the development will be served by public sewer and water, meets all criteria within the zoning regulations, and includes a sidewalk along one side of the proposed road. The plan shows a new proposed public road connecting Bridge Street to Wisteria Lane, with three small cul-de-sac roads. Mr. Ziaks stated that the developer would like to keep 25 acres of land for conservation purposes. He also stated that he met with staff with the conceptual design prior to an informal discussion. Chairman Bauchiero asked for clarification on the location of the open space located on the south eastern portion of the parcel. Mr. Ziaks reported that the open space abuts Town open space and pointed out the location. The Chair asked Mr. Hawkins if he had any comments. Mr. Hawkins stated that during the staff meeting they had discussed phasing the project. Discussion followed on how they plan to phase the proposed project. Mr. Ziaks stated that he will put together an application to be submitted in 2013.

Request from Hickory Street Partners, LLC to develop property located on the north side of Hickory Street, beginning at Four Mile Brook and continuing east to include nine proposed building lots. Charles Rinaldi presented a conceptual site plan to subdivide a 32 acre parcel into nine frontage lots located on the north side of Hickory Street; beginning at Four Mile Brook towards Mapleton Avenue [Route 159]. Mr. Rinaldi stated that he meets the R-45 zoning requirements, and the proposed subdivision would be served by sewer, water and gas, after which he gave a detailed description of the lot sizes. Mr. Rinaldi's plan proposes two accesses to enter the rear property for the sole purpose of farming. Discussion followed.

Chairman Bauchiero asked Mr. Hawkins if he had comments. Mr. Hawkins stated that the FRD regulations are required to be followed by an applicant when there are five [5] or more lots being created on ten [10] or more acres. Mr. Hawkins stated that this information was conveyed to Mr. Rinaldi and his attorney. Mr. Hawkins sought the advice of Attorney Landolina because what the applicant is proposing is a traditional subdivision with a fee-in-lieu of open space. Mr. Hawkins advised Mr. Rinaldi during a preliminary meeting how to proceed with his proposed subdivision. After a lengthy discussion, Mr. Rinaldi stated he would consult with Mr. Hawkins to discuss an alternate plan.

III. PUBLIC HEARINGS

File # 2012-17: Special Permit for a Flexible Residential Development [FRD] per Section VI of the zoning regulations, located at 432 South Main Street [Hamlet on South Main]; Map 35, Block 48, Lot # 95-1. Applicant Mark O'Neil.

File # 2012-18: Request for 10-Lot Subdivision from Mark O'Neil [Hamlet on South Main], located at 432 South Main Street; Map 35, Block 48, Lot # 95-1. *These files were heard concurrently.* Presenting the application was Brian Denno, L.S., Owner of Denno Land Surveying and Consulting, LLC, of Tariffville, also present was applicant Mark O'Neill of 373 South Main Street. Mr. Denno stated that he and the applicant attended a staff meeting to review revisions made to the plans [dated 12/13/2012] for the proposed development. Mr. Denno reported that the revised plans show the conservation easement and the proposed open space at fifty [50] percent meeting the FRD regulations. Mr. Denno stated that the low pressure sewer system has been eliminated because the property owner acquired a sewer line easement from the abutting neighbor. This easement allows the low pressure sewer system to be replaced by a gravity flow sewer line. Mr. Denno reported that an additional street light was added to the revised plans to make it a total of three on the road in addition to the street lights

on S. Main Street. However he still requests a waiver for sidewalks. Vice Chairman Kuras asked if the underground detention basin and open space will be covered in the Homeowners Association [HOA]. Mr. O'Neill responded yes, both are covered in the revised HOA. With nothing further the Chair had staff read their reports for the Commission. In between staff reports the Chair asked Mr. Hawkins to define the location of the agricultural buffer. Mr. Hawkins responded that the agricultural buffer runs along the northern side of lot ten [10].

With nothing further, the Chair opened the public hearing to those who wished to speak in favor of the application.

1. Raymond Wilcox of 1366 North Grand Street had questions about the sanitary sewer.
2. Christine Arendt of 810 Overhill Drive spoke in favor of the application.
3. Robert Zaczynski of 422 South Main Street spoke in favor of the application.
4. Celine Zaczynski of 422 South Main Street spoke in favor of the application.
5. Daniel Perakes of 391 South Main Street spoke in favor of the application.
6. Herbert Carlon of 472 Remington Street spoke in favor of the application.

Secretary Ravenola made the motion to close File # 2012-17, and File 2012-18 at 7:51 p.m., seconded by Mr. Winne. Motion carried unanimously 6-0-0.

IV. NEW BUSINESS

File # 2012-20: Special Permit request from Joan Millane for an apartment located at 11 High Street; Map 34H, Block 32, Lot# 13. Mr. Hawkins gave a brief explanation of the application. Mr. Murphy made the motion to accept File # 2012-20, special permit request from Joan Millane for an apartment located at 11 High Street and set the public hearing date for January 28, 2012, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

V. OLD BUSINESS

File # 11-04A: Request for bond reduction from Krystal Woods Developers, LLC, for work completed at the Bramble Ridge Active Adult Development located off Bridge Street; Map 44H, Block 47, Lot# 14. Mr. Turbet gave a detailed description of the work completed and recommended that the Commission reduce the Performance Bond from the current amount of \$87,000 to an amount of \$42,000. Mr. Turbet reported that some additional road and sidewalk work had been completed. Secretary Ravenola made the motion to approve File#11-04A, request for bond reduction from Krystal Woods Developers, LLC, for work completed at the Bramble Ridge Active Adult Development locate off Bridge Street to the amount of \$42,000, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

File # 2012-17: Special Permit for a Flexible Residential Development [FRD] per Section VI of the zoning regulations, located at 432 South Main Street [Hamlet on South Main]; Map 35, Block 48, Lot # 95-1. Applicant Mark O'Neil.

File # 2012-18: Request for 10-Lot Subdivision from Mark O'Neil [Hamlet on South Main], located at 432 South Main Street; Map 35, Block 48, Lot # 95-1. *These files were voted on concurrently.* There was a brief discussion regarding the HOA approval from the Commission's counsel, and additional items to be addressed prior to signing the proposed subdivision plans, with nothing

further the Chair asked for a motion. Secretary Ravenola made the motion to approve the partial waiver request for half-code lighting for four lights instead of seven on the proposed Limric Lane, seconded by Mr. Murphy. Discussion followed to amend the motion to add a partial waiver for sidewalks on one side of the proposed Limric Lane, motion was made and seconded. Motion carried unanimously 6-0-0. Secretary Ravenola made the motion to approve File # 2012-17 special permit for a FRD located at 432 South Main Street, and File# 2012-18, request for 10-Lot subdivision located at 432 South Main Street; Map 35, Block 48, Lot # 95-1, seconded by Mr. Murphy. Motion carried unanimously 6-0-0 with the following conditions:

1. Placards or an equivalent type of label shall be placed at the boundary lines of the open space and conservation easements to denote thier location.
2. An executed sanitary sewer easement on the abutting property is received prior to signing the plans.
3. Submit complete sets of plans including all revisions associated with the gravity sanitary sewer system for staff review.
4. For construction of the Stormtech Drainage unit, “as-built” measurements and pictures of the installation shall be submitted.
5. Homeowners Association document shall meet with counsel’s approval before signing plans.
6. Subdivision standard approval conditions #1-4, 6, 8-13 shall apply.

VI. REPORTS

Town Planner- Mr. Hawkins reported that the new property owner located at 616 South Street [the Davetta Curtiss property] would like to improve the house site by taking down the existing kennel and building a new facility kennel. Mr. Hawkins reported that the kennel is a pre-existing non-conforming use and the property owner has the right to continue its use. Mr. Hawkins stated that he and Mr. Taylor plan to visit the site to determine what has been used for the kennel use. Chairman Bauchiero requested that Mr. Taylor and Mr. Hawkins visit the site and advise the Commission at the January meeting if there should be a public hearing.

Mr. Hawkins reported that he will be reviewing and possibly proposing to amend Section V.R. Wireless Telecommunication Regulation to reduce the minimum lot size of a parcel with a cell tower. Mr. Hawkins reported that the Connecticut Siting Council is only interested in regulating the compound area, leaving the Town to regulate the size of the parcel. Discussion followed.

VII. MINUTES

Mr. Murphy made the motion to approve the November 19, 2012 minutes with changes to an address mentioned during the public hearing, seconded by Mr. Winne. Motion carried unanimously 6-0-0. Mr. Murphy made the motion to approve the October 23, 2012 special meeting with no changes, seconded by Mr. Winne. Motion carried unanimously 6-0-0.

VIII. ADJOURNMENT

A motion was made and seconded to adjourn the December 17, 2012 regular meeting at 8:10 p.

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