

**\*\*AMENDED PAGE 3 & 4**  
**SUFFIELD ZONING AND PLANNING COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**November 19, 2012**

**Present:** Chester Kuras, Vice Chairman  
Frank Ravenola, Secretary  
John Murphy  
Ellie Binns  
Mark Winne, Alternate  
Mark O’Hara, Alternate

**Absent:** Frank E. Bauchiero, Jr., Chairman  
Charles Sheehan  
Gina Pastula, 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**

In the absence of Chairman Bauchiero, Acting Vice Chairman Kuras asked the Administrative Secretary to take a silent roll call. Vice Chairman Kuras read into the record the voting members for the November meeting then appointed Mr. Winne and Mr. O’Hara as the alternate voting members. Secretary Ravenola then read into the record the legal notice published in the Hartford Courant on November 8, 2012 and November 15, 2012.

**II. PUBLIC HEARINGS**

**File # 2012-15: Site Plan Modification request from Suffield Academy for a new perimeter driveway to connect to Stiles Lane, located off North Main Street; Map 33H, Block 30, Lot # (s) 100, 101, & 102.** Applicant Patrick Booth, Chief Financial Officer of Suffield Academy presented the application. Also present to assist and answer questions were Phil Cyr, Director of Physical Plant for Suffield Academy, and Cory Garro, P.E., of Close, Jensen & Miller, P.C., of Wethersfield. Suffield Academy seeks approval for the construction of a new access road located adjacent to the academy’s northerly property line entering from North Main Street and connecting to the existing driveway to the west of the dormitories. The applicant proposes to build as part of the road construction a retaining wall 300 feet long, along a portion of the northern side of the road. Mr. Booth reported that once the new access road is complete, Stiles Lane will be closed to traffic allowing a safer walkable area. He further stated that he met with people who live on Marbern Drive and addressed their concerns with regards to screening. Vice Chairman Kuras asked if anyone had any questions. Mr. Murphy asked if Stiles Lane and the new access road are private, Mr. Booth responded yes. Secretary Ravenola asked about the long term range for expansion of the academy, Mr. Booth responded. Vice Chairman Kuras asked Mr. Booth

to define the location of the fire access route. Mr. Booth responded. Mr. Murphy asked for an exact length of the new access road. Mr. Booth responded. With nothing further the Vice Chair had staff read their reports for the Commission. Mr. O'Hara asked if setbacks for the new access road have been met with regards to the homes on Main Street. Mr. Taylor responded. Secretary Ravenola asked for a clearer understanding of the abutter concerns that the Town Planner mentioned in his report. Mr. Hawkins responded after which a discussion followed.

Vice Chairman Kuras opened the public hearing to those who wished to speak in favor of the application. With none, the Vice Chair opened the public hearing to those who wished to speak in opposition to the application, or if anyone had concerns.

1. **Judy Merrell** of 100 Brookside Drive had concerns about headlights from vehicles [*her concerns were addressed as a buffer was already shown on the plans.*]
2. **Dan Vindigni** of 27 Marbern Drive had concerns about buffer plantings and pointed to the area he was concerned with on the plans [*his concerns were addressed as a buffer has been put into place and shown on the plans.*]

With nothing further, Mrs. Binns made the motion to close the public hearing for File# 2012-15 at 7:37 pm, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

**File # 2012-16: Request from K. Brother, LLC for a Text Amendment in Section IV.L.1.h., Prohibited Uses.** Presenting the application was Attorney Richard Morgan, Assistant Corporate Counsel for K Brother, LLC. Also present was applicant Arsalan Altaf, Real Estate Manager from K. Brother, LLC, and Naeem Khalid, Manager of K Brothers, LLC.

*Commissioner Murphy recused himself from the public hearing.*

**Existing Text**

Section IV.L. of the Zoning Regulations contain the prohibited uses in Suffield. Specifically, Section IV.L.1.H states the following are a prohibited use;

- *Drive-thru facilities associated with any use other than a bank and pharmacy.*

**Proposed Text**

The applicant proposes to add petroleum filling stations to this section of the regulations. If adopted, the revised text for section IV.L.1.h. would read as follows;

- *Drive-thru facilities associated with any use other than a bank, pharmacy, and petroleum filling station.*

Attorney Morgan stated that the filling station located at 1524 Mapleton Avenue is struggling during these difficult economic times and for this reason seeks approval of the text amendment. Mr. Altaf stated several reasons for the economic change: one being the profit margin and the other being that the increased price of cigarettes has decreased business. The applicant believes the text change will give the business an opportunity to bring in another tenant who proposes a drive thru. Attorney Altaf stated that the tenant interested in coming will not bring his business without a drive thru. Vice Chairman Kuras asked if there were any questions, with none, he asked staff read their reports for the Commission. Mrs. Binns asked if the text amendment were adopted, would an applicant need to seek approval with a special permit for a drive-thru petroleum filling station. Mr. Taylor responded. A discussion followed regarding lot size and accessibility at 1524 Mapleton Avenue. With nothing further, Vice Chairman Kuras opened the public hearing to those in favor or opposed to the application.

1. **Mark O'Neill** of 373 South Main Street spoke in opposition of the application.

With nothing further, Mrs. Binns made the motion to close the public hearing for File# 2012-16 at 7:45 pm, seconded by Secretary Ravenola. Motion carried unanimously **\*\*5-0**.

*Commissioner Murphy returned to the meeting.*

**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 a prior application for a 7 lot subdivision was submitted and approved, but they are seeking approval for a 10 lot subdivision. Mr. Denno reported that the lot sizes have been reduced with the road length increased three hundred [300] feet. In addition, a twenty-five [25] foot conservation easement was added to the rear of the lots abutting open space. Mr. Denno stated that underground Stormtech detention chambers were added to the plans instead of a detention basin. He received approval from the Conservation Commission, and erosion concerns from abutters have been addressed. Mr. Denno reported that the lots have been cleared, with most of the lots served by grinder pumps. Mr. Denno stated that the existing house on the property will remain, and the proposed new homes will have a village feel with the open space in the rear of the property. In addition, the abutting farm will be protected. Mr. O’Neill handed out an aerial photo of the proposed site. Mr. Denno stated that he requested waivers for sidewalks, and streetlights. Discussion followed.

Secretary Ravenola asked if extra land was purchased to increase the proposed site to 10 lots. Mr. Denno stated no then gave an explanation. Mr. Winne asked for a more detailed description of the proposed grinder pumps approved by the Water Pollution Control Authority [WPCA]. Mr. O’Neill and Mr. Denno responded. Mrs. Binns asked for a more detailed explanation of the waiver for street lights. Mr. Denno responded. With nothing further the Vice Chair had staff read their reports for the Commission. Mr. Hawkins had concerns about the rear portions of lots proposed as open space and recommended against a sidewalk waiver. A lengthy discussion followed regarding the proposed conservation easement and open space. With nothing further, Vice Chairman Kuras opened the public hearing to those in favor of or opposed to the application. They were as follows:

1. **Serge Backes** of 423 South Main Street spoke in opposition to the application.
2. **Emiel Backes** of 423 South Main Street spoke in opposition to the application.
3. **Herb Carlon** of 472 Remington Street spoke in favor of the application.
4. **Christine Arendt** of 810 Overhill Drive spoke in favor of the application.
5. **Philip Attanasio** of 494 Suffield Street had concerns about storm water flow.
6. **Richard Bryll** of 433 Boston Neck Road, had concerns about drainage.

Mr. Winne asked for clarifications on the design of the sewer system. Mr. Turbet responded. Discussion followed regarding grinder pumps, generators, and the Homeowners Association. After which the Commission decided to continue the public hearing to provide the applicant with an opportunity to address the concerns brought up by the town planner regarding the conservation easement and the proposed open space. Secretary Ravenola made the motion to continue the public hearing for File# 2012-17 and File# 2012-18 concurrently to the December 17, 2012 regular meeting date.

### III. OLD BUSINESS

**File # 2012-15:** Site Plan Modification request from Suffield Academy for a new perimeter driveway to connect to Stiles Lane, located off North Main Street; Map 33H, Block 30, Lot # (s) 100, 101, & 102. Vice Chairman Kuras asked if there were any questions, there were none. Mr. Murphy made the motion to approve File# 2012-15, site plan modification from Suffield Academy for a new perimeter driveway, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

**File # 2012-16:** Request from K. Brother, LLC for a Text Amendment in Section IV.L.1.h., Prohibited Uses. *Mr. Murphy recused himself from the decision.*

Mr. O'Hara made the motion to approve File# 2012-16, request for text Amendment in Section IV.L.1.h., seconded by Mrs. Binns. Vice Chairman Kuras opened for discussion. The Commission was in agreement that a drive-thru facility for a gas station is not consistent with the Plan of Conservation and Development, specifically;

- The proposed amendment is not consistent with Goal 1 [see below] of the POCD in that a drive thru facility for a petroleum filling station would detract from, not maintain and protect the community character for the quality of life issues mentioned in the Town Planners report.
- The proposed amendment is not an appropriate expansion to our existing commercial base and inconsistent with Goal 16 [see below] of the POCD.

*Goal 1 [Pg.14] – Maintain and protect Suffield's community character.*

*Goal 16 [Pg. 38] – Maintain our existing commercial and industrial base while encouraging expansion, rehabilitation, and revitalization where appropriate.*

Motion carried unanimously to deny the application **\*\*5-0**.

*Commissioner Murphy returned to the meeting.*

### IV. REPORTS

**Town Planner-** Mr. Hawkins read into the record a letter submitted to Staff and Frank Bauchiero, Jr., from the Chairman of the Economic Development Commission regarding Guy Piccolos vacated South Street property.

### V. MINUTES

Mrs. Binns made the motion to approve the minutes of the October 15, 2012 regular meeting minutes, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

### VI. ADJOURNMENT

A motion was made and seconded to adjourn the November 19, 2012 regular Zoning and Planning meeting at 9:10 pm.

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

*These minutes are not official until accepted at a subsequent meeting.*