

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JANUARY 23, 2012**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
Ellie Binns
John Murphy
Mark O’Hara, Alternate *Arrived at 7:05*
Mark Winne, Alternate

Absent: Charles Sheehan
Gina Pastula, Alternate
Gerry Turbet, Town Engineer

Also Present: Bill Hawkins, AICP, Town Planner
Jim Taylor, Zoning Enforcement Officer
Karen Doyon, Administrative Secretary

The proceedings from the meeting were voice recorded.

I. ROLL CALL

Chairman Bauchiero called the meeting to order at 7:01 pm and asked the Administrative Secretary to take a silent roll call.

Chairman Bauchiero read into the record the voting members for January’s meeting, then handed the floor over to Secretary Ravenola to read the Legal Notice that was published in the Hartford Courant on January 12, 2012 and January 19, 2012.

II. PUBLIC HEARINGS

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. 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. Applicant Mark O’Neill. *Files # 2011-12/13 were voted on concurrently.* Chairman Bauchiero stated that staff received an email from the applicant dated January 20, requesting to have the public hearings opened and continued to the February 27, 2012 meeting. The Chair asked for a motion to open then continue the public hearings for both applications. Secretary Ravenola made the motion to open the public hearing for File # 2011-12, special permit request for a seven lot Flexible Residential Development, and File # 2011-13, request for a seven lot FRD subdivision, and continue the hearings to the February 27th meeting date, seconded by Mr. Murphy. Motion carried unanimously 5-0-0.

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 Street, Public to Section II Definitions and remove existing Street definition. 5.) Revise Lot Frontage and Configuration in Section III. G., and 6.) Revise Section IV. L. z. – Prohibited Uses.

Mr. Hawkins read the proposed Active Recreation Facility and the School/Education Center amendments. Discussion followed along with questions regarding, review criteria, what protection there is with a special permit, and limitations for a school/education center. Chairman Bauchiero went around the table and asked the Commission if they were in favor of the proposed amendments. A discussion followed.

Mr. Taylor read the proposed Street, Public amendment, explained the change, and why a clarification should be made to the regulations. A brief discussion followed.

Mr. Taylor read the proposed Lot Frontage and Configuration, and Prohibited Uses amendment. A discussion followed regarding nuisances, and agricultural buffers. Additional discussion followed regarding enforcement of recreational activities. The Commission agreed to eliminate the approval of Section IV.L Prohibited Uses, and School/Education Center to Section II, Definitions.

With nothing further Chairman Bauchiero opened it up to the public for those who wished to speak in favor of the application. With none, the Chair asked for those who wished to speak in opposition to the application. With none, Vice Chairman Kuras made the motion to close the public hearing for File # 2011-10, seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

III. OLD BUSINESS

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 Street, Public to Section II Definitions and remove existing Street definition. 5.) Revise Lot Frontage and Configuration in Section III. G., and 6.) Revise Section IV. L. z. – Prohibited Uses. Chairman Bauchiero asked if there were any further discussions or concerns regarding the amendments. With none, the Chair asked for a motion.

Secretary Ravenola made the motion to approve File # 2011-10 as follows:

1. Adopt Active Recreation Facility to the Use Table in Section IV.
2. Adopt Active Recreation Facility to Section II Definitions.
3. Adopt Street, Public to Section II Definitions and remove existing Street definition.
4. Revise and Adopt Lot Frontage and Configuration in Section III.G.

Effective date of February 7, 2012. Seconded by Mr. Winne. Motion carried unanimously 5-0-0.

IV. NEW BUSINESS

File # 55-2009A: Special Permit renewal from Somerset Farms, LLC for a Farm Stand Permanent [per Section V of Zoning Regulations], located at 709 Mountain Road, Map 21H, Block 26, Lot # 5. Applicant, Erin LaFontaine-Somerset Farm, LLC. Mr. Hawkins gave a brief description of the proposal and stated that this was the first special permit for a farm stand permanent

and the applicant is requesting its first renewal. Mr. Hawkins recommended that the public hearing be set for February's meeting. Chairman Bauchiero asked for a motion. Secretary Ravenola made the motion to accept File # 55-2009A special permit renewal from Somerset Farms for a permanent farm stand and set the public hearing date for February 27, 2012, seconded by Mr. Murphy. Motion carried unanimously 5-0-0.

V. REPORTS

Mr. Hawkins briefly discussed that he is in the process of working on the department budget for fiscal year 2012-2013. A brief discussion followed.

Mr. Hawkins informed the Commission that a new driveway is going in at the Windsor Marketing Group building, connecting Marketing Drive to the parking areas to the north and south of the building. A discussion followed. Mr. Hawkins asked the Commission if they wanted Windsor Marketing Group to submit a Site Plan Modification, or have staff approve a site plan administratively. After a brief discussion, the Commission agreed that Windsor Marketing Group should submit a site plan modification for approval.

Mr. Hawkins reported that staff met with engineers from H.A. Hesketh regarding a mix of apartments, condominiums, and single-family houses to be located off Bridge Street. He stated that the engineer is moving forward with plans and that they will be seeking text amendments to the PDA regulations as the next step. Discussion followed.

Mr. Hawkins is anticipating the endorsement of the Open Space Plan on January 24, 2012 by the Conservation Commission. He stated that if it is endorsed it will be given to the ZPC for review.

VI. MINUTES

Chairman Bauchiero asked if there were any changes to the minutes. With none, Mr. Winne made the motion to approve the December 21, 2012 regular meeting minutes, seconded by Mr. Murphy. Motion carried unanimously 5-0-0.

VII. ADJOURNMENT

With nothing further, a motion was made and seconded to adjourn the January 23, 2012 regular meeting at 8:06 pm. Motion carried unanimously.

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