

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 27, 2012**

- Present:** Chester Kuras, Vice Chairman  
Frank Ravenola, Secretary  
Ellie Binns  
Mark Winne, Alternate
- Absent:** Frank E. Bauchiero, Jr., Chairman  
Mark O’Hara, Alternate  
John Murphy  
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 called the meeting to order at 7:05 pm, and asked the Administrative Secretary to take a silent roll call. The Acting Vice Chairman read into the record the voting members for February’s meeting, then appointed Mr. Winne as the Alternate voting member. Mr. Kuras then handed the floor over to Secretary Ravenola to read the legal notice that was published in the Hartford Courant on February 16, 2012 and February 23, 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.**

**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.** *These files were heard concurrently.* Representing the applicant was Brian Denno L.S., owner of Denno Land Surveying & Consulting, LLC of Tariffville, also present was applicant Mark O’Neill of 373 South Main Street, Suffield. Mr. Denno asked the Commission to consider approving the proposed seven-lot subdivision located at 432 South Main Street. The proposed parcel consists of an existing house on 10.523 acres, within the Historic District, in an R-25 zone. The plans show a 750 foot long cul-de-sac road that will be twenty-four feet wide, serving six proposed building lots. Mr. Denno reported that he meets the requirement for a Flexible Residential Development by providing 4.636 acres of open space. The plans show clearing of the proposed agricultural buffer to provide an access drive to the detention basin on Lot

7. Discussion followed along with questions regarding the plantings, and the flow of water into the detention basin. Mr. Denno discussed drainage, and then discussed prior approvals for sanitary sewer. Mr. Denno requested a waiver for half code lighting and a waiver for sidewalks within the subdivision. An Arborist was hired to evaluate some very large trees along the north border of proposed road and gave a report of the findings. The report from the Arborist stated that the trees are in poor health and would recommend taking them down.

Mr. Turbet requested that the maintenance of the detention basin should be the responsibility of the homeowners association and recommended that it be added to the Homeowners Association document. The Commission agreed. Mr. Turbet also recommended reconstructing the existing sidewalks on South Main Street to meet the proposed road, discussion followed.

Mr. O’Neil showed a rendering of the proposed homes. He stated that the proposed design of the homes would be historically correct, with a southern exposure. Mr. O’Neil also stated that the homes would be equipped with a hydro solar system not visible from the roof.

The Acting Vice Chair asked Mr. Hawkins to read his report dated February 24, 2012. Mr. Hawkins reported that he had reviewed the application in its entirety, including the Conservation Commission letter dated November 17, 2011, a provisional capacity letter from the Water Pollution Control Authority [WPCA] dated November 10, 2011, and a letter from the Soil Science and Environmental Services, Inc., dated August 21, 2011. Mr. Hawkins additionally addressed the following:

- **Existing Conditions**
- **Proposed Conditions** [waivers, lot configuration, street lights]
- **Analysis** [lot configuration, agriculture buffer, utilities, open space, DEEP natural diversity, waivers]
- **Considerations**

The Acting Vice Chair asked Mr. Turbet to read his report for the Commission. Mr. Turbet read his report dated February 27, 2012 addressing the following:

- **Submittals**
- **Field Inspection**
- **Traffic and Sight Distance**
- **Roads, Driveways**
- **Drainage** [existing drainage areas, post development drainage, water quality provisions, underdrains, drainage calculations and maps] *Mr. Turbet recommends a meeting with the applicant’s engineer to discuss remaining issues and questions on calculations.*
- **Utilities**
- **Waivers**
- **Bond Estimate Required**

Mr. Winne asked if the open space behind Lots 1, 2, and 3 would be disturbed, Mr. Denno responded no, then gave a brief description of the drainage locations.

Secretary Ravenola asked for a note to be added to the plans as well as a note to be added in the Homeowners Association regarding the responsibility to maintain the detention basin and Vorsentry Stormwater Treatment Structure at the cul-de-sac end.

Mrs. Binns discussed her concerns about the existing sidewalk and asked if the proposed new homes will be facing the street. Mr. Denno responded.

The Acting Vice Chairman opened it up to the public for those who wished to speak in favor of the application. With none, the Acting Vice Chair asked if anyone wished to speak in opposition of the application. There were none. Mr. Hawkins recommended that the public hearing continue to next month to allow more time to review the Homeowners Association document, and review drainage issues. After a brief discussion, the applicant verbally granted the extension to the March 19, 2012 regular meeting date. Secretary Ravenola made the motion to keep File # 2011-12 and File # 2011-13 public hearings open until the March 19, 2012 meeting date, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

**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.** Mrs. LaFontaine was present and asked that the Commission consider approving her renewal to keep the farm stand open. The Acting Vice Chairman asked Mr. Hawkins to read his report for the Commission.

Mr. Hawkins read his report dated February 9, 2012 addressed to the ZPC, which covered the following items:

- **Existing Conditions**
- **Proposed Conditions**
- **Analysis**

With nothing further, the Acting Vice Chair asked if Mr. Turbet had a report. Mr. Turbet stated that he had no report because there has been no change to the site.

A discussion followed regarding extending the renewal date for ten years instead of just two. A brief discussion followed. The Acting Vice Chairman opened it up to the public for those who wished to speak in favor of the application. With none, the Acting Vice Chair asked if anyone wished to speak in opposition to the application. There were none. Secretary Ravenola made the motion to close the public hearing for File # 55-2009A at 8:06 pm, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

### **III. NEW BUSINESS**

**File # 43-2008A: Site Plan Modification proposing to add a driveway and parking lot on the property with the Windsor Marketing Group building, 77 Austin Street, Map 27H, Block 37, Lot # 1. Applicant Armata Realty.** Neither the applicant nor the engineer was available for the meeting. *The applicant intends to add a 900 foot paved driveway and add 82 parking spaces located west of the existing building along with drainage facilities and lighting.* The Acting Vice Chairman asked Mr. Hawkins to read his report for the Commission.

Mr. Hawkins read his report dated February 15, 2012 addressed to the ZPC, which covered the following items:

- **Existing Conditions**
- **Proposed Conditions**
- **Analysis** [parking, lighting, drainage]
- **Considerations**

With nothing further, the Acting Vice Chairman asked Mr. Turbet to read his report for the Commission. Mr. Turbet read his report dated February 24, 2012 addressed to the ZPC, which covered the following items:

- **Submittal Items Reviewed**
- **Driveway**
- **Parking Lot**
- **Drainage**
- **Outdoor Lighting**
- **Soil Erosion and Sediment Control**

There was a brief discussion to confirm what exactly was the Commission was to approve, the driveway, the parking lot, or both.

Patrick McMahon, Director of Economic Development discussed a future addition, which would be located west of the existing building. Mr. McMahon stated that some of the proposed parking spaces on the site plan modification would most likely be utilized if approved. Discussion followed.

With nothing further, Acting Vice Chairman Kuras asked for a motion. Secretary Ravenola made the motion to approve File # 43-2008A site plan modification to add a driveway and associated parking at 77 Austin Street with the following conditions:

1. At least eight trees are to be planted around the new proposed parking lot and shown on the plans.
2. The proposed lighting shall be full cut-off and no greater than 14 feet in height.
3. Approval is for the driveway and additional parking only. Any changes to the site plan or additional construction **MUST** be reviewed and approved by the Commission prior to the commencement of construction activities.
4. Appropriate measures such as hay bales, silt fence, etc. to be employed as needed to prevent erosion from concentrated overland drainage flows and prevent sediment from entering drainage structures.

Seconded by Mrs. Binns. Motion carried unanimously 4-0-0.

**File # 2012-2: Special Permit request for a farmers market located at 27 Babbs Road, West Suffield; Map 6H, Block 1, Lot # 142. Applicant Earl Waterman.** Mr. Hawkins reported that the application is complete with the exception of amended plans showing the proposed market place. A discussion followed to clarify what products would be sold, and the hours of operation, etc.

Secretary Ravenola made the motion to accept File # 2012-2, special permit request for a farmers market located at 27 Babbs Road, West Suffield and set the public hearing date for March 19, 2012 regular meeting, seconded by Mrs. Binns. Motion carried unanimously 4-0-0.

**File # 2012-3: Request for a 2-lot subdivision located at 1373 Sheldon Street, Map 16, Block 25, Lot # 4A. Applicant David T. Armstrong.** Mr. Hawkins reported that the application is complete and the Commission could set the public hearing for the March 19, 2012 regular meeting date. Secretary Ravenola made the motion to accept File # 2012-3 request for a 2-lot subdivision located at 1373 Sheldon Street and set the public hearing date for March 19, 2012, seconded by Mrs. Binns. Motion carried unanimously 4-0-0.

**Open Space Plan** - Mr. Hawkins reported that he received some feedback after sending out a press release. There was a brief discussion regarding the concerns from the feedback. Mr. Hawkins stated that he would like approval from the Commission to add the Open Space Plan to the March agenda. Mr. Hawkins reported that the Conservation Commission and the Wetlands Consultant have reviewed and endorsed the plan. Secretary Ravenola made the motion to set the public hearing date for the Open Space Plan for March 19, 2012, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

#### IV. OLD BUSINESS

**File # 2012-1: Request for 8-24 Report from Somerset Homes of CT, LLC, to accept Wisteria Lane, Hydrangea Lane, Tyler Lane, and Andrew Lane as town roads located within the Stony Brook Farm II subdivision. Applicant Somerset Companies.** Acting Vice Chairman Kuras asked Mr. Turbet to read his report to the Commission.

Mr. Turbet read his report dated February 23, 2012, addressed to the Commission. Mr. Turbet's report gave a history of the time periods during which the roadwork was completed and their approval dates. Mr. Turbet's report recommended that the roads: Wisteria Lane, Hydrangea Lane, Tyler Lane, and Andrew Lane be accepted as Town Roads. Mr. Turbet indicated that the 10% maintenance bond for \$113,000 can remain in place up to a year after acceptance at a Town meeting. Prior to releasing the bond, a full inspection of the roads will be done to repair any damage as needed. A brief discussion followed. Secretary Ravenola made the motion to approve File # 2012-1 for an 8-24 Report from Somerset Homes of CT, LLC, to accept Wisteria Lane, Hydrangea Lane, Tyler Lane, and Andrew Lane as Town roads located within the Stony Brook Farm II subdivision, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

#### V. REPORTS

Mr. Hawkins stated that he is working on a text amendment regarding historic replica homes.

Mr. Hawkins stated that he has been working on updating the Web Viewer for GIS maps as part of the farm viability grant. A link will be sent to the Commission via email when available.

Mr. Hawkins reported that a text amendment to the Planned Development Apartments [PDA] regulations should be coming in from Donna Blanchette for the proposed apartments and condominiums off Bridge Street.

Mr. Hawkins reported that a raised bill from the Committee on Planning and Development was released proposing changes to the Public Act 11-79 concerning bond procedures. Mr. Hawkins stated that he would be contacting Attorney Landolina to get any additional information.

## **VI. MINUTES**

Acting Vice Chairman Kuras asked if there were any changes to the January meeting minutes. With none, Secretary Ravenola made the motion to approve the January 23, 2012 meeting minutes with no changes, seconded by Mr. Winne. Motion carried unanimously 4-0-0.

## **VII. ADJOURNMENT**

Secretary Ravenola made the motion to adjourn the February 27, 2012 regular meeting at 8:53 pm, seconded by Mrs. Winne. Motion carried unanimously 4-0-0.

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