

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
May 21, 2012**

**Present:** Frank E. Bauchiero, Jr., Chairman  
Chester Kuras, Vice Chairman  
Frank Ravenola, Secretary  
John Murphy  
Mark Winne, Alternate  
Gina Pastula, Alternate  
Mark O’Hara, Alternate (*Arrived at 7:06*)

**Absent:** Charles Sheehan  
Ellie Binns

**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 7:00 pm and asked the Administrative Secretary to take a silent roll call.

Chairman Bauchiero read into the record the voting members for May’s meeting, then appointed Mrs. Pastula as the alternate voting member.

**II. PUBLIC HEARING**

**Open Space Plan – Public hearing for adoption.** Mr. Hawkins reported that he met with the Open Space Subcommittee (OSS) on May 2, 2012 to review the concerns raised by the commission at the March meeting. Mr. Hawkins stated that it was decided to keep the previous goal of preserving 55 percent of residentially zoned land in town, but making one minor change to the language. The new goal for open space preservation in Suffield is to “*Reserve and conserve enough land so that, forever after, a minimum of 55 percent of the residentially zoned land in Town will be permanently protected open space.*” He stated that “a minimum” was added to ensure that when the goal is attained, the town will still be able to justify continual preservation efforts as well as requests for funding through the budget process. Mr. Hawkins stated that the other main change to the plan addressed the Assessor’s concerns regarding open space for Public Act 490 classification and open space from subdivisions. Mr. Hawkins stated that the OSS and Conservation Commission have both endorsed the draft open space plan.

Chairman Bauchiero asked the Commission if they had any questions or concerns. *For the record, there was nobody present in the audience for the May 21, 2012 public hearing.* With none, the Chair asked for a motion. Mr. Winne made the motion to close the public hearing and adopt the Suffield Open

Space Plan. Respectfully submitted by the Open Space Sub-Committee, the Conservation Commission and the Suffield Town Planner, effective June 7, 2012, seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

### III. NEW BUSINESS

**File # 2012-6: Special Permit Request from Todd & Lynn Blair for a Dog Kennel, located at 917 East Street North, Map 74H, Block 44, Lot# 35. Applicant Todd and Lynn Blair.** Mr. Hawkins explained the application, and a brief discussion followed. Mr. Hawkins recommended setting the public hearing date for June. Vice Chairman Kuras motioned to accept File # 2012-6, special permit request from Todd and Lynn Blair for a dog kennel, located at 917 East Street North and set the public hearing date for June 18, 2012, seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

**File # 2012-7: Request from Krystal Woods Developers, LLC for three (3) proposed text amendments to the Suffield Zoning Regulations-two amendments within the Planned Development Apartment Zone sections IV.E.4 (Area, Yard, and Density Requirements) and IV.E.5.e (Other Requirements, Parking), and one amendment within the Parking and Loading Requirements, Section VII.B.10 (General Parking and Loading Provisions).** Mr. Hawkins explained the application, and a brief discussion followed. Mr. Hawkins stated that he would send the Commission a copy of the requested proposed text amendments via email, and recommended setting the public hearing date for June. Mrs. Pastula motioned to accept File # 2012-7, request from Krystal Woods Developers, LLC for three proposed text amendments to the Suffield Zoning Regulations, and set the public hearing date for June 18, 2012, seconded by Mr. Winne. Motion carried unanimously 5-0-0.

**File# 2012-8: Request from Boston Neck Road, LLC for a 2-Lot resubdivision located at 950 East Street South, Map 69H, Block 55, Lot 87A & 88. Applicant Boston Neck Road, LLC.** Mr. Hawkins gave a brief explanation of what the applicant is proposing. Mr. Hawkins recommended setting the public hearing date for June. Mr. Murphy made the motion to accept File # 2012-8, request from Boston Neck Road, LLC for a 2-Lot resubdivision located at 950 East Street South, and set the public hearing date for June 18, 2012, seconded by Secretary Ravenola. Motion carried unanimously 5-0-0.

### IV. REPORTS

**Town Planner** – Mr. Hawkins received a site plan for the now vacant Executive Valet Parking property located at 1353 South Street. He stated that the site was laid out for a used car dealership, which is not an allowed use in the zone. A discussion followed, after which the commission agreed that the Economic Development Commission should recommend what uses, if any, that are not included in the PDIP zone for that location before changes are made to the regulations.

Mr. Hawkins handed the Commission a draft proposal to change sections in the Flexible Residential Development [FRD] zoning regulations, and if adopted an application for a waiver clause would follow. Mr. Hawkins stated that the changes would require the applicant to submit three [3] different conceptual plans for open space in an FRD subdivision. Mr. Hawkins stated that the three different plans would be presented for review prior to a formal application so the Commission could decide which conceptual

plan would be compatible with the land and its surroundings. Mr. Hawkins asked the Commission to review the draft and have any questions, revisions, and/or updates for the June 18 meeting.

Mr. Hawkins stated that he will be proposing a regulation for backyard chickens, possibly for the June 18 ZPC meeting. Discussion followed.

Mr. Hawkins stated that he would be updating sections of the Plan of Conservation and Development [POCD] due to concerns from the Assessor regarding open space. After which the POCD will need to be readopted.

Mr. Hawkins stated that his next project after readopting the POCD will be to update the subdivision regulations, and is looking for any suggestions from the Commission.

## **V. MINUTES**

Chairman Bauchiero asked the Commission if they had any changes or concerns with the minutes of the April 16, 2012 meeting. With none, the Chair asked for a motion. Secretary Ravenola made the motion to approve the April 16, 2012 meeting minutes, seconded by Mr. Murphy without any changes. Motion carried unanimously 5-0-0.

## **VI. ADJOURNMENT**

A motion was made and seconded to adjourn the May 21, 2012 at 7:58 p.m. Motion carried unanimously 5-0-0.

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