

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JUNE 18, 2012**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
John Murphy
Ellie Binns
Gina Pastula, Alternate

Absent: Frank Ravenola, Secretary
Mark Winne, Alternate
Charles Sheehan, Alternate
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 7:00 pm and asked the Administrative Secretary to take a silent roll call.

Chairman Bauchiero read into the record the voting members for the June meeting, then appointed Mrs. Pastula as the alternate voting member. Vice Chairman Kuras then read into the record the legal notice published in the Hartford Courant on June 7, 2012 and June 14, 2012.

Chairman Bauchiero asked for a motion to amend the June 18 agenda to open File# 2012-7 before opening File# 2012-6. Mr. Murphy made the motion to hear File# 2012-7, request from Krystal Woods Developers, LLC for three proposed text amendments to the Suffield Zoning Regulations prior to hearing File# 2012-6, seconded by Mrs. Pastula. Motion carried unanimously 5-0-0.

II. PUBLIC HEARINGS

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). Representing the applicant was David S. Ziaks, P.E., President of F.A. Hesketh & Associates, Inc. of East Granby also present was applicant Donna Blanchette, Principal Member of Krystal Woods Developers, LLC. Mr. Ziaks read into the record a letter dated June 18, 2012 requesting that File# 2012-7 be opened then continued to the August 20, 2012 regular Zoning and Planning meeting. Mr. Murphy made the motion

to accept the letter submitted by the applicant, open the public hearing for File # 2012-7 request from Krystal Woods Developers, LLC for three proposed text amendment to the Suffield Zoning Regulations, and continue the hearing on August 20, 2012, seconded by Mrs. Pastula. Motion carried unanimously 5-0-0.

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 Mrs. Lynn Blair was present and gave a brief history surrounding the need for the special permit. Mrs. Blair stated that her family has eight [8] dogs, all of different breeds, five years of age and older. Mrs. Blair stated that the dogs are not for breeding because they were rescued, and all her pets have been neutered. Mrs. Blair also stated that the pets would not be replaced after they pass-on. Mrs. Blair stated that the pets have a fenced running area attached to the house, and requests the Commission to consider approving her application for a dog kennel.

With nothing further, the Chair asked Mr. Hawkins to read his report [dated June 4, 2012] for the Commission. Mr. Hawkins reported that he had reviewed the application, including the site plan and statement of purpose and conducted a site visit on May 31. Mr. Hawkins then read his report in its entirety. Mr. Hawkins gave his recommendations and read the listed conditions if the Commission votes to approve the application.

Mr. Taylor reported that he conducted a site visit on May 31 with Mr. Hawkins.

Chairman Bauchiero opened it up to the public for those who wished to speak in opposition to the application. They were as follows:

1. Ashley Egan of 927 East Street North spoke in opposition to the application.
2. Eddy Bielonko of 937 East Street North spoke in opposition to the application.
3. William [Bill] Wesche of 298 Thompsonville Road spoke in opposition to the application.
4. Janice Wezowicz of 893 East Street North spoke in opposition to the application.

Chairman Bauchiero opened it up to the public for those who wished to speak in favor of the application. There were none.

Chairman Bauchiero asked Mr. Taylor if there have been any complaints at the location of 917 East Street North. Mr. Taylor said not to his office but did not know about the dog warden. The Chair asked the applicant to report on the maintenance of the fenced in yard. Mrs. Blair stated that her husband has been responsible for waste removal. During the hearing, an abutter asked if the application had the required signatures of both property owners. Mr. Hawkins stated that he would look into it. Mrs. Pastula asked about the dog's ages, Mrs. Blair responded. Mrs. Binns asked about the acreage of the property, Mr. Hawkins responded.

Chairman Bauchiero asked for a motion to continue the public hearing. Mr. Murphy made the motion to continue File# 2012-6 to the July 16 regular meeting, seconded by Mrs. Binns. 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. Representing the applicant was David S. Ziaks, P.E., President of F.A. Hesketh & Associates, Inc. of East Granby; also present was applicant Jonathan Vosburg, owner of Boston Neck Road, LLC. Mr. Ziaks stated that the rear lot lines for Lots 1 and 2

were relocated to meet the R-25 area requirements and a fifty [50] foot wide access strip was kept to the north of the proposed lots to allow access to land east of the proposed resubdivision lots. Mr. Ziaks stated that proposed Lot 1-area is 0.58 acres and the proposed Lot 2-area is 0.64 acres. Mr. Ziaks reported that there are no wetland impacts. Mr. Ziaks requested that the Commission accept a fee-in-lieu of open space for Lots 1 and 2. Mr. Ziaks stated that utilities are available; WPCA has issued a letter approving sewer capacity for Lots 1 and 2 and Connecticut Water has provided a letter confirming availability of water services. Mr. Ziaks stated that they have received an approval letter from the Conservation Commission. Mr. Ziaks asked that the Commission approve the following waiver requests: sidewalks, curbs and gutters, streetlights, fire hydrant, street trees and installation of underground utilities. A discussion followed regarding the waiver for underground utilities, [whether sanitary sewer facilities included] pumping stations and the proposed fifty-foot access strip.

With nothing further, the Chair asked Mr. Hawkins to read his report for the Commission. Mr. Hawkins read his report dated June 14, 2012, which covered the following:

- **Existing Conditions**
- **Proposed Conditions:**
 - Open Space
 - Utilities
 - Waivers
 - Drainage, Driveways, & Sight Distance
- **Analysis**
 - Lot Configuration
 - Open Space
 - Waivers
 - Plan of Conservation and Development
- **Considerations**

Mr. Murphy asked about the street tree waiver, Mr. Hawkins responded. Mr. Hawkins stated that he did not have a problem with the waiver for underground utilities.

With nothing further, the Chair asked Mr. Turbet to read his report for the Commission. Mr. Turbet read his report dated June 14, 2012, which covered the following:

- **General**
- **Submittals**
- **Field Inspection**
- **Resubdivision Plan (Sheet RSB-1)**
- **Driveways**
- **Drainage and Grading**
- **Water and Sewer Service**
- **Waivers**
- **Engineering Plan (Sheet GR-1) Comments**
- **Conclusion**
- **Recommendations**

With nothing further, the Chair opened it up to the public for those who wished to speak in opposition or in favor of the application. There were none.

Mrs. Pastula made the motion to close the public hearing for File# 2012-8, 2-lot resubdivision located at 950 East Street South at 7:48 pm, seconded by Mr. Murphy. Motion carried unanimously 5-0-0.

III. OLD BUSINESS

File # 5-03/6-03C: Request for release of performance bond for the construction of Eastwoods Active Adult Community Phase I, located at Green Briar Drive, Map 78H, Block 47, Lot 85A & 91. Applicant Spazzarini Construction Co., Inc. Chairman Bauchiero reported that he visited the site. With nothing further, the Chair asked Mr. Turbet to read his report.

Mr. Turbet read his report dated June 15, 2012. Mr. Turbet stated that he was satisfied with the completed work, and would recommend releasing the performance bond. Mr. Taylor reported that he too was satisfied with the completed work. A brief discussion followed. Mr. Murphy made the motion to approve File# 5-03/6-03C, to release the performance bond for the construction of Eastwoods Active Adult Community Phase I, located at Green Briar Drive for \$85,000, seconded by Mrs. Pastula. Motion carried unanimously 5-0-0.

File #2011-13A: Request from Denno Land Surveying & Consulting, LLC for a 90-day extension to file subdivision plans for 432 South Main Street 7-lot subdivision at the Town Clerks office. Mr. Hawkins stated that the applicant is requesting a 90-day extension because he is in the process of updating the subdivision plans. Mr. Turbet stated that he met with the applicant to discuss additional changes to the approved plans. A brief discussion followed. With nothing further, Mr. Murphy made the motion to approve File# 2011-13A, request from Denno Land Surveying & Consulting, LLC for a 90-day extension to file subdivision plans for 432 South Main Street 7-lot subdivision at the Town Clerks office, seconded by Mrs. Binns. 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. Chairman Bauchiero asked if there were any concerns. A discussion regarding waivers followed. Mr. Hawkins stated that he added Section 704 of the Subdivision Regulations for underground utilities to the waiver requests. With nothing further, the Chair asked for a motion.

Mr. Murphy made the motion approve waivers to File# 2012-8, for sidewalks, curbs and gutters, streetlights, fire hydrant, and installation of underground utilities, **[the waiver for street trees was not granted]**, seconded by Mrs. Binns. Motion carried unanimously 5-0-0.

Mr. Murphy made the motion to approve 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 with the following conditions:

1. Street trees shall be required and spaced a minimum of 40 feet apart per section 402.m of the Subdivision Regulations.
2. A fee-in-lieu of \$3,000 for open space is accepted for each lot being created on East Street South.
3. A WPCA easement shall be shown by the sanitary manhole proposed on Lot 1 or a letter from WPCA shall be submitted indicating that they do not want the easement.

Seconded by Mrs. Binns. Motion carried unanimously 5-0-0.

IV. REPORTS

Town Planner- Mr. Hawkins reported that the Open Space Plan is now effective.

V. MINUTES

Mr. Murphy made the motion to approve the May 21, 2012 meeting minutes without any changes, seconded by Mrs. Pastula. Motion carried unanimously 5-0-0.

VI. ADJOURNMENT

A motion was made and seconded to adjourn the June 18, 2012 meeting at 8:04 p.m.

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