

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MAY 20, 2013**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
John Murphy
Ellie Binns
Charles Sheehan
Mark Winne, Alternate

Absent: Gina Pastula, 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 then asked the Administrative Secretary to take a silent roll. Secretary Ravenola read into the record the legal notice published in the Hartford Courant on May 9, 2013 and May 16, 2013.

II. INFORMAL DISCUSSIONS

Prior to the Informal Discussion Mr. Hawkins read a “Notice for the record”, it read as follows:
The informal review process may enable a prospective applicant to obtain meaningful preliminary feedback, this informal review is not intended to include an evaluation of application specifics. Any statements by members of the Commission are not binding and are not intended to indicate prejudgment in any way of an actual application, should one be submitted later. Similarly, silence by Commission members during an informal review should not be construed as acceptance of what is presented. The Commission’s official decision-making process only commences upon the submission of a formal application.

Request from RealDev Corp to informally discuss Phase I of a two phase Flexible Residential Development, totaling forty-one lots [Phase I and Phase II], located at 839 Boston Neck Road. David Tagliavini, applicant and President of RealDev Corp. introduced himself, then introduced, Sandy Aeschliman, L.S., of Aeschliman Land Surveying, and John R. Martucci, P.E. of Dutton Associates, LLC.

Mr. Tagliavini reported that the parcel located at 839 Boston Neck Road totals 45.16 acres [including 6.29 acres of wetland] with an existing house. Mr. Tagliavini pointed out on a site plan the layout of the proposed development. The applicant stated that he plans to salvage the house and use the existing driveway location for the new access road with plans to connect to Heritage Trail. Mr. Tagliavini stated that his plan is to develop the parcel in two phases [Phase I and Phase II]. The proposed Phase I development would consist of eighteen [18] new single family homes, open space, and a new access road between Boston Neck Road and Heritage Trail. The site plan shows Phase II to have a road that loops off of the proposed access road, with twenty-three [23] new single family homes including open space. Mr. Tagliavini stated that the proposed open space in Phase I will act as a buffer to the existing houses to the west. The Connecticut Southern Railroad line lies to the south of the development and the developer is requesting variances along Boston Neck Road. Discussion followed regarding: grading, drainage and the proposed detention basin on the east side of site, a swale located south of Phase I, waivers, and wetlands.

Discussion on possible rezoning of properties on East Street South from R-25 to PDIP. Bill Hawkins, AICP, Town Planner, and Patrick McMahon, Director of Economic Development were present to discuss the possibility of rezoning approximately 53 acres. Mr. Hawkins presented a GIS map which highlighted the properties in question Industrial [I] and Planned Development Industrial Park [PDIP] sites located off East Street South. Mr. Hawkins reported sending letters to property owners whose property would be rezoned to give them the opportunity speak at tonight's meeting and gather more information. Mr. Hawkins and Mr. McMahon concurred that changing the zone to a PDIP zone may provide for more economic development to diversify the tax base. Discussion followed regarding buffers if rezoned.

At this time Emilie Patterson of 1007 East Street South spoke of her concerns, regarding; resale value, increase water if development occurs, additional traffic in front of her home, and concerns for a decrease in wildlife. Additional discussion followed.

III. PUBLIC HEARINGS

File# 2013-3: Request from ZPC to update Section VI. Flexible Residential Development [FRD] of the Suffield zoning regulations. Mr. Hawkins stated that a memorandum dated May 16, 2013 was sent via email to the Commission outlining the proposed changes in Section VI., of the Suffield zoning regulations. Mr. Hawkins outlined those proposed changes mentioned in his memo to Section's VI.D.3., VI.F.1., VI.F.5., and VI.F.6. Mr. Hawkins then outlined two [2] considerations for the Commission if they wish to provide a way to waive the requirements of this section. Discussion followed regarding the waiver application procedure. Mr. Winne asked if counsel reviewed the proposed changes. Mr. Hawkins stated that he reviewed part of the proposal, with plans for Mr. Hawkins to submit additional information for counsel review subsequent to tonight's meeting. It was the consensus of the Commission that the public hearing shall be continued to the June regular meeting date. A motion was made and seconded to continue File # 2013-3 to the June 17, 2013 regular meeting date. Motion carried unanimously 6-0-0.

IV. NEW BUSINESS

File# 2013-4: Site Plan Modification for a proposed office building located at 228 Mountain Road; Map 24-H, Block 30, Lot # 131 & 132.

File# 2013-5: Request for 2-Lot Subdivision located at 228 Mountain Road; Map 24-H, Block 30, Lot # 131 & 132. Applicant Briarwood Homes, Elzear Roy. *These files were heard concurrently.* Presenting the application was S. [Nat] Sreenath, P.E. of Sreenath Associates, also present was Joseph Flynn, Esq., of Alfano and Flynn, LLC. Mr. Sreenath stated that his client is seeking approval to create a separate lot [Parcel “C”] from the Bright Horizon Daycare lot. A fifty foot access easement east of Parcel “C” , in favor of the new office building will allow for a common drive from Mountain Road to the newly revised daycare parking lot. The site plan revision includes; reducing the size of the office building from 6,600 SF to 4,500 SF and twenty-five parking spaces at the rear of the proposed building. Mr. Sreenath stated that he has approvals from the State for a driveway, approvals for grading and drainage. There was a brief discussion regarding the number of lots being subdivided. There was a discussion regarding the design of the proposed building. It was determined that the DRB should review the elevation views submitted for the proposed 4,500 SF building. With nothing further the Chair had staff read their reports for the Commission. Mr. Sheehan asked if there were any waivers, Mr. Hawkins responded, no.

With nothing further, Chairman Bauchiero asked for a motion. Mr. Sheehan made the motion to approve File# 2013-4, site plan modification for a proposed office building located at 228 Mountain Road, Map 24-H, Block 30, Lot # 131 & 132 with the following conditions:

1. Outdoor lighting shall conform to the requirements of Section III.M of regulations.
2. The Design Review Board reviews the revised building to ensure consistency with prior approvals.

Seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

Mr. Sheehan made the motion to approve File# 2013-5, 2-lot subdivision located at 228 Mountain, Map 24-H, Block 30, Lot # 131 & 132 with the following conditions:

1. All new lot corners shall have IP’s installed.
2. From Parcel “C” crossing through Parcel “A” a drainage easement shall be added for piping.

Seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

File# 2013-6: Request for 2-Lot Resubdivision located at 635 Thrall Avenue; Map 66H, Block 46, Lot # 33-4. Applicant William Ready. Mr. Hawkins gave a brief overview of the application, and then recommended that the Commission set the public hearing date for June. Mr. Sheehan made the motion to accept File# 2013-6; request for 2-lot resubdivision located at 635 Thrall Avenue and set the public hearing date for June 17, 2013, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

V. OLD BUSINESS

File# 25-03D: Request from Somerset Homes of CT, LLC to release the 10% maintenance bond in the amount of \$113,000, for Stony Brook Farms II. Applicant Amy DiGennaro. Chairman Bauchiero asked Mr. Turbet to give his report. Mr. Turbet gave detailed explanations of prior bond reduction approvals for Stony Brook Farms II. Mr. Turbet reported that he inspected the roads and found them to need crack sealing and recommended that the Commission release the bond subject to the completion of crack sealing. Mr. Turbet stated that following the completion of crack sealing, he will re-inspect the road and indicate whether or not the signed bond release form can be sent to the

Finance Department. Discussion followed. With nothing further Chairman Bauchiero asked for a motion.

Mr. Sheehan made the motion to approve the release of the signed bond form to the Finance Department after the completion of crack sealing and inspection of the Town Engineer, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

VI. REPORTS

- **Town Planner** - Mr. Hawkins reported that the Antiquarian & Landmarks folks located at 55 South Main Street-Phelps/Hathaway House met with him to discuss holding weddings and other private events that could have up to 110 people. Discussion followed regarding zoning, parking, use and events and a possible text amendment.
- Mr. Hawkins reported that the Commission may see an application for a text amendment from a Town resident regarding backyard chickens or hobby farms.
- Mr. Hawkins and Mr. Taylor briefly reported on updates made to the Suffield Country Club restaurant and its current liquor license.

VII. MINUTES

Chairman Bauchiero asked if there were any corrections to be made to the March minutes. With none, Mr. Sheehan made the motion to approve the March 18, 2013 regular meeting minutes as submitted, seconded by Secretary Ravenola. 6-0-0.

VIII. ADJOURNMENT

A motion was made and seconded to adjourn the May 20, 2013 regular meeting at 9:23 p.m. Motion carried unanimously 6-0-0.

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