

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 18, 2013**

**Present:** Frank E. Bauchiero, Jr., Chairman  
Chester Kuras, Vice Chairman  
John Murphy  
Ellie Binns  
Charles Sheehan  
Mark O’Hara, Alternate

**Absent:** Frank Ravenola, Secretary  
Gina Pastula, Alternate  
Mark Winne, 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 7:02 p.m. He asked the Administrative Secretary to take a silent roll call and appointed Mr. O’Hara as an alternate voting member. In the absence of Secretary Ravenola, Vice Chairman Kuras read into the record the legal notice published in the Hartford Courant on March 7, 2013 and March 14, 2013.

**II. PUBLIC HEARINGS**

**File# 2013-1: Request for 1-Lot resubdivision located at 1186 South Grand Street, West Suffield by applicant Herbert Armstrong; Map 17, Block 25, Lot 85.** Representing the applicant was Timothy A. Coon, P.E. of J.R. Russo Land Surveyors & Civil Engineers of East Windsor. Also present were applicants Herbert and Frances Armstrong of West Suffield.

Mr. Coon stated that the property contains 9.06 acres and is located on the east side of South Grand Street with an existing single family dwelling. The plan proposes to cut a 1.03 acre of developable land for a single family home which was previously used for agriculture. Mr. Coon stated that Stony Brook is located on the north side of the existing lot. Mr. Coon stated that the proposed new lot meets the minimum frontage requirements, lot coverage and all setback requirements. Approvals from North Central Health District [NCHD] for well and septic are on file, along with approval from the Conservation Commission. The applicant proposed a fee-in-lieu of open space for \$3000.00 to be paid at the time of the sale or transfer of the proposed lot and also requests waivers for sidewalks, curbs & gutters, and street lights.

Chairman Bauchiero asked if there were any questions. Mr. Sheehan asked about the flood zone shown on the plans. Mr. Coon responded. With nothing further the Chair had staff read their reports for the Commission. After which Mr. Sheehan addressed his concerns regarding the Vertical Datum, and state coordinate reference which are not shown on the plans. A discussion followed between Mr. Turbet and Mr. Sheehan regarding drainage easements. Mr. Turbet stated that he is working on a road reconstruction project for that section of South Grand Street which includes obtaining two drainage easements from the applicant. With nothing further Chairman Bauchiero opened it up to the public for those who wished to speak in favor of, and/or opposed to the application. With none, Mr. Sheehan made the motion to close the public hearing for File# 2013-1 request for 1 lot resubdivision located at 1186 South Grand Street at 7:16 p.m., seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

**File# 2013-3: Request from Z&P to update Section VI. Flexible Residential Development [FRD] of the Suffield zoning regulations.** Mr. Hawkins stated that he made several changes since the February meeting, and recommended setting the public hearing date for May 20, 2013. Mr. Sheehan made the motion to accept File# 2013-3, request from Z&P to update Section VI. [FRD] of the zoning regulations and set the public hearing date to May 20, 2013, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

**Discuss and vote on the potential use of the property located at 1353 South Street [TDN Properties].** Mr. Hawkins asked the Commission if they would support the storage of school buses at the 1353 South Street property. The property was previously used for valet parking. Mr. Hawkins stated that a different bus company was awarded the contract to serve the Suffield Schools and is looking for a site to store their buses in town. Discussion followed regarding parking spaces, ownership of the property, zoning uses, and fueling of the buses. Chairman Bauchiero asked the Commission if they would support the concept proposed, everyone agreed that they are in support. Mr. Murphy made the motion to approve in concept, the storage of school buses located at 1353 South Street subject to a special permit application under the municipal land use regulation, seconded by Mr. Sheehan. Motion carried unanimously 6-0-0.

### **III. OLD BUSINESS**

**File# 2013-1: Request for 1-Lot resubdivision located at 1186 South Grand Street, West Suffield by applicant Herbert Armstrong; Map 17, Block 25, Lot 85.** Chairman Bauchiero asked if there were any questions. With none a motion was made.

Mr. Sheehan made the motion to approve the waiver request for sidewalks, curbs and gutters, and streetlights, seconded by Mrs. Binns. Motion carried unanimously 6-0-0.

Mr. Sheehan made the motion to approve File# 2013-1, request for 1 lot resubdivision located at 1186 South Grand Street; Map 17, Block 25, Lot 85 with the following conditions:

1. In accordance with the Town Planner and Town Engineer's recommendations.
2. A fee-in-lieu of \$3,000 for open space for the lot being created on South Grand Street.
3. Subdivision standard approval conditions # 1-7, 9 and 11 shall apply.

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

## **I. REPORTS**

- **Town Planner** - Mr. Hawkins reported that the Conservation Commission public hearing for Krystal Woods Developers, LLC for a 40 lot subdivision located off of Bridge Street has been continued until the April 23, 2013 meeting.
- Mr. Hawkins reported that an application is expected to be submitted to the Conservation Commission for a 41-lot subdivision by David Tagliavini, RealDev Corporation.
- Mr. Hawkins reported that Elzear Roy is looking at property to possibly subdivide off of Remington Street.
- Mr. Hawkins reported that Charles Rinaldi may be coming in for a 9 Lot subdivision located off of Hickory Street.
- Mr. Hawkins presented a zone map and asked the Commission if they would be inclined to change several residentially zoned properties to light industrial. Mr. Hawkins stated that the properties in question are located off of East Street South and abut a light industrial zone and an industrial zone. Mr. Hawkins stated that there are a few residential homes and a vacant 37 acre parcel in question. Discussion followed. Mr. Hawkins stated that if the Commission is in favor he would send out letters to the residents asking them to attend the May 20<sup>th</sup> regular meeting to obtain their feedback. Chairman Bauchiero asked the Commission if they would consider of the possible zone changes, everyone agreed that they consider it.
- Mr. Hawkins reported that a press release for open houses in April and a public workshop on May 14, 2013 will be sent out for the purposes of discussing the future of Bridge Street School and its property. Mr. Hawkins stated that he, Patrick McMahon, and Glen Chalder of Planimetrics will hold an open house at Bridge Street School on three different dates: April 23 from 11 a.m. to 1 p.m., April 25 from 11 a.m. to 9 p.m. and on April 27 from 9 a.m. to 1 p.m., in addition all information regarding the open house will be posted on the Town website homepage and people should also view [www.suffieldspeaks.org](http://www.suffieldspeaks.org).

## **II. MINUTES**

Chairman Bauchiero asked if there were any corrections. With none, Mr. Murphy made the motion to approve the February 28, 2013 regular meeting minutes, seconded by Mr. Kuras. Motion carried 4-0-2. Chairman Bauchiero and Mr. Sheehan abstained.

## **III. ADJOURNMENT**

A motion was made and seconded to adjourn the March 18, 2013 regular meeting at 8:23 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