

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
December 15, 2014**

Present: Charles Sheehan, Vice Chairman
Chester Kuras, Secretary
Mark O’Hara
Ginny Bromage, Alternate

Absent: Frank Bauchiero, Jr., Chairman
Mark Winne
Jacek Bucior
Gina Pastula, Alternate

Also Present: Bill Hawkins, AICP, Town Planner
Eleanor Binns, Administrative Secretary

The proceedings of this meeting were voice recorded.

I. ROLL CALL

In the absence of the Chairman, Vice Chairman Sheehan called the meeting to order at 7:05 pm. He then asked Mrs. Binns to take a silent roll call. Ms. Bromage was appointed as a voting member for this meeting as three regular members were not in attendance.

II. NEW BUSINESS

File # 2014-21: Request for a 2 Lot resubdivision on the north side of Spruce Street nearest intersection being North Grand St. Map 20, Block 17, Lot 26
Applicant – D’Amico

Ms. Bromage moved to accept the application and set the public hearing for the next regular meeting on January 26, 2015. The motion was seconded by Mr. Kuras. The motion was carried unanimously, 4-0-0.

Vote on Commission Meeting Schedule for 2015

Copies of the Zoning and Planning Commission meeting schedule were distributed. The meetings are scheduled for the third Monday of the month with the exception of January and February when those Mondays fall on a legal holiday. In those two months the meeting will be on the fourth Monday of the month.

Mr. Kuras moved to approve the meeting schedule as presented for 2015. Motion was seconded by Mr. O’Hara and carried unanimously, 4-0-0.

III. OLD BUSINESS

There was no old business to come before the commission.

IV. REPORTS

Chairman – In the absence of Chairman Bauchiero, Mr. Sheehan reported that the commission will need to appoint a representative and an alternate to the Capitol Region Council of Governments (CROG) Regional Planning Commission. Mr. Sheehan has been the representative and is willing to continue, but would like there to be an alternate if he is unable to attend the meetings. The members present decided to table this until the next meeting so all commission members will have an opportunity to express their interest.

Town Planner – Mr. Hawkins updated the Commission on Solarize Suffield campaign. He reported that there were about eighty people in attendance at the first meeting which was held in Windsor on December 2nd. Suffield is in a group of four towns and each town has a meeting scheduled to introduce people to the program. Suffield's meeting will be February 3rd and will be at the high school at 7pm. There have been eight contracts for solar installations signed, and the solar contracting company has had ninety-five inquiries so far. When they hit 250 kilowatts of energy in signed contracts, a discount will apply to all those who have contracts under this program.

Mr. Hawkins also reported that Lodestar Energy is looking at a property on North Street to build a large scale solar array on approximately fifteen acres that would generate about two megawatts of energy. The project that they had originally talked to the commission about on Mountain Road in West Suffield turned out not to be feasible. Because this new project would be over one megawatt it would be under the jurisdiction of the Connecticut Siting Council and Suffield could have input but would not make the final decision. Mr. Hawkins suggested that the commission might want to think about revising the regulations to either have large solar installations by special permit on a case by case basis or institute an overlay zone which would identify areas in town that large solar installations would be allowed. He explained that with an overlay zone, the underlying zone would remain the same but additional standards would be in place for solar array installations. He has done work on a draft of possible regulations and the commission can review this in January. Discussion ensued about other towns that have these installations already and the need in the future to be ready for the possibility of applications of this kind.

V. MINUTES

Mr. Kuras made a motion to approve the November 17, 2014 regular meeting minutes as submitted, seconded by Ms. Bromage. Motion carried unanimously 4-0-0.

VI. CORRESPONDENCE

There was no correspondence to be reported.

VII. ADJOURNMENT

With nothing further to come before the commission, Mr. O'Hara made a motion to adjourn at 7:27 pm; seconded by Ms. Bromage. Motion carried unanimously 4-0-0.

Submitted,

Chester Kuras, Secretary

cc: Assessor, Building Official, Conservation Commission, Economic Development Director, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel, File