

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
February 23, 2015**

**Present:** Charles Sheehan, Vice Chairman  
Chester Kuras, Secretary  
Ginny Bromage, Alternate  
Brendan Malone, Alternate

**Absent:** Frank Bauchiero, Jr., Chairman  
Mark O’Hara  
Jacek Bucior  
Mark Winne  
Gina Pastula, Alternate

**Also Present:** Bill Hawkins, AICP, Town Planner  
Gerry Turbet, Town Engineer

The proceedings of this meeting were voice recorded.

**I. ROLL CALL**

In the absence of Chairman Bauchiero, Vice Chairman Sheehan called the meeting to order at 7:00 pm. He then asked Mr. Hawkins to take a silent roll call. Ms. Bromage and Mr. Malone were appointed as voting members for this meeting in the absence of Mr. Bauchiero and Mr. Winne.

**II. INFORMAL DISCUSSION**

**Bridge Street School Ad Hoc Committee** – Director of Economic and Community Development Patrick McMahon has been providing staff support to the Committee and was present to speak about the group’s progress to date. Mr. McMahon stated that the Committee was studying the repurposing of Bridge Street School (BSS) as a community center. He handed the Commission renderings of the proposed Community Center utilizing the existing BSS building with an 8,000 SF addition which would house a full-size gymnasium. He explained that the fields on the east side of the parcel would remain and the community center would utilize the existing easterly curb cut on Bridge Street. The current estimate for the project is \$8.3M to move forward and stated that a brand new facility would be more costly. The next steps for the Committee are to meet with the Board of Finance in March and have more public informational sessions with the end goal of having a referendum by June.

**III. PUBLIC HEARING**

**File # 2014-21: Request for a 2 lot resubdivision on the north side of Spruce Street nearest intersection being North Grand Street. Map 20, Block 17, Lot 26 – Applicant – Elizabeth & Joseph D’Amico** - Kevin Clark, P.E. of Clark Engineering was representing the applicant’s Elizabeth & Joseph D’Amico. Mr. Clark explained the location of the 2-lot resubdivision and

that the D'Amico's wish to create one new building lot. He described the house and driveway location, septic system location and where the wetlands are located on the property. Mr. Clark stated that they have received approval from the Conservation Commission and North Central District Health Department (NCDH) with letters on file with the Commission. The applicant is asking for waivers from the Subdivision Regulations for sidewalks, curbs and gutters, scale of plan, and open space as they wish to pay a fee-in-lieu of open space of \$3,000 for the new lot being created. With nothing further, Mr. Sheehan asked about the shape of the lot and if there needed to be a 90ft by 90ft developable area square fitted on the lot. Mr. Hawkins explained that the developable area square is only a requirement for Flexible Residential Development subdivisions which apply to developments of 5 or more lots on 10 or more acres.

Mr. Sheehan asked Town Engineer Gerry Turbet to paraphrase his report for the Commission. Mr. Turbet explained the site distance for the driveway is adequate, discussed site drainage, and indicated his proposed conditions of approval. With nothing further, Mr. Hawkins summarized his analysis of the resubdivision explaining that the proposed lot meets the requirements of both the Zoning and Subdivision regulations. He explained the NCDH provided a letter of approval for construction of a septic system and drinking water well and the Conservation Commission also approved the resubdivision. Mr. Hawkins recommended all proposed waivers including accepting the fee-in-lieu of open space of \$3,000 for the new building lot being created as opposed to a dedication of open space. With nothing further, Mr. Sheehan opened the public hearing asking for those who wished to speak in favor of the application, with none, he asked for those who wished to speak opposed to the application. They were as follows;

- Roger Hart – 975 North Grand Street – Concerned about impact the proposed lot will have to their property value, quality of life, and drinking water well. Mentioned coliform in the water and felt more houses in the area would have an adverse impact on coliform levels in the area and effect Muddy Brook drainage basin.
- David Scallion – 973 North Grand Street – Stated his leach field borders the property to be developed and felt the proposed house is too close. Explained he has coliform in his well and the readings haven't gone away since he's lived there.
- Ruth Greenberger – 1069 North Grand Street – Stated that her property and neighboring homes on North Grand Street are built on a steep slope and as more people build houses in the area the wetlands have moved and she has had problems with her well. Commented on site distance from the proposed lot toward North Grand Street and septic system drainage.
- Dan (unintelligible) – 1069 North Grand Street – Concerned that if a house is built where proposed the new residents would be looking at his camper which was moved to the rear yard and he doesn't want complaints to the Zoning Enforcement Officer about this.
- Don Sheridan – 1758 Spruce Street – Explained that the houses in the area are spread apart and he is not in favor of another house in the area. Commented that cars are difficult to see from his driveway looking toward North Grand Street.

- Keith Moreau – 1089 North Grand Street – Asked what the requirements are for lot sizes in the zone and site line requirements for the proposed new driveway looking east toward North Grand Street. Mentioned they also have a coliform problem in their well.
- Carolyn Brewster – 973 North Grand Street – Wants assurance that if their well goes dry that someone will fix it for them.

Kevin Clark of Clark Engineering explained they are seeking approval for one new building lot on 3.5 acres and they have received NCDH approval for the septic system and well. He went on to explain how drinking water wells might get contaminated. He also stated that his client Joseph D’Amico, who was present in the room, told him they have not had any problems with their drinking water well.

With nothing further, Mr. Sheehan asked for a motion to close the public hearing. Mr. Kuras made a motion to close the public hearing, seconded by Mrs. Bromage. The motion was carried unanimously, 4-0-0.

#### IV. NEW BUSINESS

There was no new business before the commission.

#### V. OLD BUSINESS

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

To begin deliberations on the application, Mrs. Bromage stated that NCDH should be able to help with the coliform issue regarding the residents’ drinking water. She also mentioned that if speeding is an issue on Spruce Street, perhaps speed signs or bumps would be appropriate. After a brief discussion regarding residents concerns, the Commission decided to table the decision on the application. Mr. Sheehan asked staff to check if NCDH is aware of the coliform issue in the area and whether this would effect their approval of the proposed lot.

Mr. Kuras made a motion to table the decision for File 2014-21 to the March 16, 2015 regular meeting, Mrs. Bromage seconded. Motion carried unanimously 4-0-0.

**File # 2015-01: Request to amend a condition of site plan approval, 77 Austin Street, Windsor Marketing Group. Map 27H, Block 37, Lot 2 – Applicant – Borghesi Building & Engineering**

– Executive Director of Group Advancement for Windsor Marketing Group (WMG) Donna Murphy, and Suffield’s Director of Economic and Community Development, Patrick McMahon were both present to explain the reason for the request. At the Commission’s February 11, 2015 special meeting, WMG was given site plan approval to build a 60,200SF addition onto the current facility. A condition of approval was that the property owner was to remove the soil stockpile, which has remained on the property for several years, prior to the issuance of a Certificate of Occupancy (C/O). Mr. McMahon explained that the property owner would like to change this condition to removing the soil stockpile within 12-18 months after the

C/O is issued for the addition. Mrs. Murphy stated that WMG would like to use the material at their Windsor Locks facility where they will be demolishing a portion of the building. However, they won't be doing that until the Suffield addition is built. The material would be used to grade the Windsor Locks site. Mr. McMahon explained that the Economic Development Commission supported the change to the condition of approval.

Mr. Sheehan stated that the request was reasonable and that had the Commission known these details at their previous meeting, he would have supported it. With nothing further, Mrs. Bromage made a motion to amend the previous condition of approval to read that the soil stock pile is to be removed within 12-18 months from the date the C/O is issued for the building addition. Mr. Kuras seconded and the motion passed unanimously 4-0-0.

## **VI. REPORTS**

**Chairman** – None

**Town Planner** – Mr. Hawkins handed the Commission a draft zoning regulation entitled “Large Scale Ground Mounted Solar Photovoltaic Installations”. He explained the this regulation would be used for solar arrays that generate less than 1 MW of power as anything over 1 MW is under the jurisdiction of the CT Siting Council. The Commission will review the draft regulation and provide comments at a later meeting. It was decided that this regulation should be adopted as soon as possible because of the interest shown by a company looking to develop these projects in Suffield.

Mr. Hawkins explained that the First Selectmen would like to form a committee to draft a regulation pertaining to keeping hens on residential properties. He stated that commission members Mark O'Hara and Mark Winne expressed interest in serving on the committee and the First Selectmen has other people interested. Mr. Hawkins stated he expects a committee to be formed in the coming weeks.

## **VII. MINUTES**

Mr. Kuras made a motion to approve the February 11, 2015 special meeting minutes as submitted, seconded by Mrs. Bromage. Motion carried 4-0-0

## **VIII. CORRESPONDENCE**

There was no correspondence to be reported

## **IX. ADJOURNMENT**

With nothing further to come before the commission, Mr. Kuras made a motion to adjourn at 8:17 pm; seconded by Ms. Bromage. Motion carried unanimously 4-0-0.

Submitted,

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Chester Kuras, Secretary

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