

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
October 17, 2016**

Present: Mark Winne
Ginny Bromage
Patrick Keane
James Henderson
Sean Sheridan, Alternate
Brendan Malone, Alternate

Absent: Jeff Peak
Gina Pastula

Also Present: Bill Hawkins, Town Planner
Gerry Turbet, Town Engineer
Eleanor Binns, Administrative Secretary
Derek Donnelley, Town Attorney

The proceedings of this meeting were voice recorded.

I. ROLL CALL

Chairman Winne called the meeting to order at 7:00 pm. He then asked Ms. Binns to take a silent roll call. In the absence of Mr. Peak and Ms. Pastula, the chairman appointed Mr. Malone and Mr. Sheridan to serve as full members for the meeting. Ms. Bromage then read the legal notice of the public hearing.

II. PUBLIC COMMENT

There was no public comment.

III. PUBLIC HEARING

File # 2016-08: Request for a Special Permit for a Brewery Building, Lot 3 Mach One Industrial Park Map 30, Block 25, Lot 62-3 - Applicant – Hamlet Homes, LLC.

Mark O'Neill of Hamlet Homes, LLC, presented the application. He introduced Jeff Wyszynski of Tecton, the architect for the project, Roger Woods the engineer, Gloria Clark, the broker for the property, Tom Rossing the master brewer and general partner and Eric Mance the general manager who were in attendance to answer any questions. Mr. O'Neill described the use as running the gamut of permitted uses in this zone, a building for production, warehousing, distribution of beer, retail sales and a restaurant. The primary use of the building will be for the manufacturing of beer with the tasting room will only taking up one third of the building space. The building design has taken advantage of the 14 foot grade change on the property from the east to west and the view from the road will be one story with the back rising to 46 feet. The building was designed to look like a combination of a tobacco and dairy barn and shows an outdoor patio with views towards West Suffield mountain. There will be two loading docks on the north side of the building and one overhead loading door at the rear of the building.

This parcel is on the west side of Route 75 and shares a common access onto Route 75 with the property to the north, Kelly Container. This access was designed by the state Department of Transportation (DOT) when the industrial park was approved in the early 1990's. Mr. O'Neill contacted DOT to ask about having a separate access for this lot and was told that this was not possible. He noted that the parking will be in front of the building and that they will be negotiating with Kelly Container to have an easement for additional overflow parking if needed. Their hours of operation for the tap room and restaurant will overlap to a certain extent but are not likely to be in conflict with those of Kelly Container. He also brought to the attention of the commission that the plan was already approved by the Conservation Commission and the Water Pollution Control Authority. Commission members questioned the exit and entrance from Route 75 and found the crossing of the road turning left onto the highway of great concern. Mr. Turbet gave the history of the industrial park and that DOT had specifically wanted to have this access the only access to Route 75 and this would preclude moving the driveway or having a second access separate from Kelly Container.

Mr. O'Neill said he would be consulting with the Suffield Police Department and the DOT as they have jurisdiction.

Mr. Turbet also stated that there would not be enough traffic at this time to ask for a traffic light.

Mr. Hawkins then read his report into the record which described the plans submitted and detailed the lighting and landscaping planned. He stated that brewing beer is a permitted use in this PDIP light industrial zone as are the retail and restaurant as an accessory use. As far as truck traffic is concerned, they are planning on one large semi-trailer truck a week and 3-5 box trucks per day. He noted that the 41 planned parking spaces are considered adequate based on the mixed use of the property. The applicant is looking at having an easement for additional parking and access executed with the northerly property owner so that brewery patrons can use the additional parking spaces if needed. If such an easement is agreed to, the applicant would need to submit a copy to P& Z for their file. They have requested 32 outdoor spaces for dining, but Mr. Hawkins advised that the regulations would limit this to 25 seats. He described the signage regulations and noted that the sign would have its own application in compliance with the regulations.

Mr. Hawkins noted that the Economic Development Commission is in favor of this application. He also read the Fire Marshall's Letter into the record which stated that the access to the property would be adequate for the fire apparatus if the recommendations of the Town Engineer are incorporated into the plans

Mr. Turbet then read his report into the record which contained suggestions for making the entrance and exits clearer using signage, pavement paint and lighting. He also asked that they extend the guardrail along the access drive and add reflectors as well as increasing the entrance radius to 20 feet from 10 feet. He also suggested that due to the grade change from front to back that they investigate the need for footing drains. Mr. O'Neill agreed to these changes.

Commission members questioned if the cars could go across the Kelly Container property onto Kenny Roberts Drive and then onto Spencer St. but Mr. Turbet explained that you cannot have a requirement to go across another property.

Mr. Donnelley pointed out that the jurisdiction for the traffic flow would be the Police Chief and not P & Z.

Chairman Winne then opened up the hearing to anyone speaking for, against, or having general comments on the application.

Richard Burrell of 623 Forest Rd, Ed Nelson of Quail Run Rd, and Anne Lewis of 639 North Grand St. all spoke in favor of the application.

No one spoke in opposition.

With no further comments presented, Mr. Winne asked for a motion to continue or close the public hearing. Mr. Keane made a motion to close the public hearing. Ms. Bromage seconded the motion which passed unanimously 6-0-0.

IV. OLD BUSINESS

File # 2016-08: Request for a Special Permit for a Brewery Building, Lot 3 Mach One Industrial Park Map 30, Block 25, Lot 62-3 - Applicant – Hamlet Homes, LLC.

Commission members discussed the conditions listed by the Town Engineer and Town Planner. With no further discussion, Mr. Winne called for motions on the application.

Mr. Keane moved approval of **File #2016-8** with the following conditions:

- Outdoor dining shall be limited to 25 seats per Section V.P.2. of the zoning regulations.
- Revise the proposed signage to demonstrate compliance with Section IX.4.a. of the zoning regulations.
- If any agreement for additional parking is executed with the property owner to the north, a copy should be submitted to the Planning Department and made a part of the file.
- The entrance and exits to be clearly marked to clarify separate entrance and exit legs of the access drive. Pavement painting (arrows, identification markings and painted edge lines) along with appropriate signing and a street light mounted on the pole should be added to clarify the function of each leg of the access drive.
- The path for fire vehicles to the parking areas to be improved by expanding the radius by the north side of the building in consultation with town staff.
- Expansion of guard rail along the access drive and addition of reflectors.
- If needed, footing drains to be added to the plan in consultation with town staff.
- Final plans for entrance and exit from the site to be approved in consultation with the town traffic authority (Chief of Police) and the State DOT if necessary.

Seconded by Ms. Bromage, and approved unanimously, 6-0-0.

One year review of Regulation Section V.W. Keeping of Chickens as requested by Commission when regulation was passed.

Mr. Winne read the email from Kathleen Mormino of 519 South Stone St. asking that this review be tabled to the next meeting as she was not able to attend and as someone who was involved in the drafting of the regulation would like to discuss this regulation with the commission.

Mr. Winne stated that there were people who had come to the meeting about this and he did not want to table the discussion. He stated that Ms. Mormino could come to the next meeting and speak during public comments if she chose.

Mr. Hawkins reviewed the history of the regulation which was approved in October of 2015. After the October 2015 meeting, the commission received a letter from Tom Frenaye and one from Kathleen Mormino which took issue with the predator alarm language being part of the regulation and the commission members decided to review it after a year. In the year since Mr.

Hawkins could only recall one complaint about a rooster and a handful of inquiries about what the regulation covers.

Mr. Winne opened the discussion up to those in attendance.

Anne Lewis of 639 North Grand St. spoke against keeping the predator alarm as it is only prohibited in the keeping of chickens and no other instances. She would also like to see the prohibition on roosters on less than five acres removed.

Linda Sheridan of 1515 North Grand St. spoke about the predator alarm and the keeping of roosters and would like to have those removed from the regulation.

Mr. Keane asked if this should be an agenda item for next month and Mr. Winne suggested that if people wanted to discuss the regulation they could do that in the public comments agenda item at any meeting.

V. NEW BUSINESS

Request from the First Selectman to discuss blight ordinances, their feasibility for Suffield, and make a recommendation to the Board of Selectmen.

Mr. Hawkins distributed a summary of blight ordinances which listed towns and cities and their ordinances and how they address blight issues. Mr. Donnelley gave a review of how blight ordinances are used and the litigation process. Members of the commission asked for a review of how many and what type of complaints come into the selectman's office and to get a sense of the kind of ordinance that would be a good enforcement tool for the town. There was caution expressed that there would need to be clear definitions because often there is so much subjectivity involved.

Mr. Hawkins will report back to the commission with more information.

VI. REPORTS

Chairman – None

Town Planner – Mr. Hawkins discussed the two Design Review Boards in town and the possibility of combining the two groups. There is overlap now on the boards and he will speak to the board members, First Selectman, and do more research on this. There was also discussion on the Tax Increment Financing District that Patrick McMahon presented to the Commission at the October 3rd meeting. Commission members would like to be updated on that and have it as an agenda item for the next meeting. Mr. Hawkins will arrange with Mr. McMahon to update the commission.

VII. MINUTES

Mr. Keane made a motion to approve the minutes of the special meeting of October 3, 2017 as submitted. The motion was seconded by Mr. Keane and approved 6-0-0.

VIII. CORRESPONDENCE

IX. AJOURNEMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 9:15 p.m.; seconded by Mr. Malone. The motion carried unanimously 6-0-0.

Submitted,

Ginny Bromage, Secretary

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