

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF SPECIAL MEETING WORKSHOP  
(March 10, 2010)**

**Present:** Frank E. Bauchiero, Jr., Chairman  
Chester Kuras, Vice Chairman  
Frank Ravenola, Secretary  
Glen Vincent  
John Murphy  
Ellie Binns  
Gina Pastula, Alternate

**Absent:** Mark Winne, Alternate  
Charles Sheehan, Alternate

**Also Present:** Bill Hawkins, Town Planner  
Tom Frenaye, First Selectmen

## **I. ROLL CALL**

Chairman Bauchiero called the workshop to order at 7:30 p.m. and took a silent roll call after which he handed the floor over to the Town Planner to run the workshop.

## **II. REPORTS**

Mr. Hawkins began by stating the purpose of the workshop is to go through the updated Plan of Conservation and Development (POCD) draft with the Commission page by page. He explained the reason this is important is because the next public workshop will be a presentation of the goals and objectives contained within the update. Therefore, Mr. Hawkins wants to make sure the Commission has worked through and discussed the information within the document and agree on the on the content.

Mr. Hawkins reviewed the following sections of the update with the Commission;

- Executive Summary
  - Population Statistics
  - Existing Land-Use and Zoning

There was a brief discussion on how the Commission would like to see the plan used and maintained. Mr. Hawkins explained that the POCD is meant to be a working document and if new issues come up, the Commission doesn't have to wait ten years to address them. Mr. Hawkins gave an example of this by explaining that if the Commission wanted to incorporate updated Census population numbers and how the change in population will affect the future housing needs of Suffield, the plan could be updated at that time and re-adopted.

The next several pages of the updated POCD covered conservation issues and strategies and what Suffield wants to protect. Each of these sections has an overview and a set of goals, policies, and objectives. These sections include;

- Natural Resources
- Open Space
- Agricultural Resources

- Historic Resources
- Scenic Resources
- Community Character

There was some discussion on several of the goals and policies under the various sections. Some of the discussion centered on the need for a comprehensive open space management plan so that our decisions to preserve open space are in-line with a specified set of goals. There was further discussion on who is responsible for maintaining the open space that the Town takes over as a result of the subdivision process.

Mr. Hawkins moved along to the next section of the updated POCD draft entitled “Guiding Appropriate Development” and started reading through the goals and objectives for residential development. There was some discussion about the Flexible Residential Development regulation and whether or not it is appropriate in all situations. Mr. Hawkins stated that one of the objectives of the residential development section is to conduct a build-out analysis of Town. There was a brief discussion on what a build-out analysis is and how they can be useful for the Commission, especially in the Industrial zones. This led into the next section of the draft which deals with industrial and commercial development. There was a discussion about the Route 75 Corridor and whether or not a zone change in that area would stimulate economic development. Mr. Hawkins explained that the goals in this section are general guidelines and centered on the following;

- Supporting additional infrastructure on Route 159 and the Route 75 corridor (sewer, water, gas).
- Conceptual plans to access some developable land in our light industrial zone.
- Design standards for industrial buildings.
- Maintaining our existing commercial and industrial base while encouraging expansion, rehabilitation, and revitalization appropriately.

The commission talked about setting up a workshop with the Economic Development Commission to discuss some of their concerns and recommendations for the development of our industrial land. Chairman Bauchiero asked staff to set this joint workshop up on a day that works for all involved.

### **III. ADJOURNMENT**

Chairman Bauchiero made a motion to adjourn the special meeting workshop at 9:45 p.m., seconded by Mr. Vincent.

Respectfully Submitted,

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Frank Ravenola, Secretary

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