

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
NOVEMBER 15, 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  
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 7:00 p.m. and asked the Administrative Secretary to take a silent roll call. The Chair reported that there were no legal notices to read into the record.

Prior to the Informal Discussion Chairman Bauchiero read a “Notice for the record”, it read as follows:  
*The informal review process may enable a prospective applicant to obtain meaningful preliminary feedback, this informal review is not intended to include an evaluation of application specifics. Any statements by members of the Commission are not binding and are not intended to indicate prejudgment in any way of an actual application, should one be submitted later. Similarly, silence by Commission members during an informal review should not be construed as acceptance of what is presented. The Commission’s official decision-making process only commences upon the submission of a formal application.*

**II. INFORMAL DISCUSSION**

**Conceptual Master Plan from Krystal Woods Development, LLC to develop 91 acres of land located on the south side of Bridge Street to include nine [9] single family residential house lots [proposed Flexible Residential Development], nineteen [19] detached single family condominiums units and three [3] apartment buildings.** David Ziaks, P.E. of F. A. Hesketh & Associates, Inc. introduced himself and stated that he represents Donna Blanchette of Krystal Woods Developers, LLC who was also present. Mr. Ziaks was before the Commission under an Informal Discussion on September 20, 2010, and October 18, 2010 to discuss a conceptual plan to develop 91 acres of land located on the south side of Bridge Street and listen to comments.

Mr. Ziaks reported that the entrance road off Bridge Street was widened and an island was added. Mr. Ziaks presented a large site plan and reported that the three [3] apartment buildings totaling seventy-two [72] units were reduced to two [2] apartment buildings totaling sixty-four [64] units, and he redesigned the buildings to form the shape of the capital letter L versus the traditional rectangular design. From the October 18, 2010 meeting the Commission asked Mrs. Blanchette and Mr. Ziaks to recommend two and three story apartment buildings that Mr. Hawkins and Mr. Taylor could visit. Mr. Hawkins passed around photos during this time and reported where they were taken. This prompted a brief discussion regarding the aesthetics of two story apartment buildings versus three, and the possible devaluation of homes in within the abutting Stony Brook subdivision because of the proposed apartments. Mr. Ziaks totally redesigned the parking lots for the proposed apartments by relocating them to the rear of the buildings. Mr. Ziaks also added sidewalks along the road that will eventually connect to the adjoining subdivisions. Mr. Ziaks reported adding two [2] rotaries [roundabouts] on the proposed new road to slow traffic down as it moves within the development. This prompted a brief discussion regarding traffic and the length of the existing and proposed roads. Mr. Ziaks reported that a preliminary traffic report and Appendix prepared by Scott Hesketh of F.A. Hesketh & Associates, Inc., was submitted on November 12, 2010 per the Commissions request.

Mr. Ziaks discussed locations of open space areas, wetland watercourse areas, which prompted a brief discussion regarding the developer possibly acquiring abutting property to create a bike/walking trail that would eventually lead to the center of Town. Mr. Ziaks commented that the new Plan of Conservation and Development calls for these types of developments and that he feels there is a need for this type of development.

Chairman Bauchiero asked if there were natural buffers between the apartment buildings and the single-family homes, and asked Mr. Ziaks to explain in detail about any proposed retention basins.

### III. NEW BUSINESS

**File # 81-2010: Site Plan Modification request from Mark Welch-Oak Park Architects of West Hartford, for a 12,560± sf agriscience large animal facility located at Suffield High School, 1060 Sheldon Street, Map 23, Block 24, Lot # 15A.** Architect Mark Welch of Oak Park Architects, West Hartford and Landscape Architect Mark Roming of M.R. Roming Associates were present to represent the applicant. Also present were: Jack Muska-applicant, Rick Jenson-VoAg Director, Ed Basil-School Business Manager, Kevin Sullivan-Chairman of the Advisory Committee to the VoAg, and Joe Sangiovanni-Chairman of the Permanent Building Committee.

Mr. Welch reported receiving Conservation Approval on 11.15.2010 [approval letter on file] and per Wetland/Conservation Comments, the following Zoning Submission Sheets were revised: L-0.1, ES-1, ES-2, L-14 and L-11. The following Zoning Submission Sheets were added: L-4.1, L-4.2 and L-4.3. Mr. Welch reported receiving a letter from the Town Planner regarding lighting.

Mr. Welch reported that they are seeking approval for a 12,560±sf large animal facility for the purpose of classroom education and for housing horses, cows and pens for small animals required for programs set by the Director. The site plan modification includes a large animal building with garage facilities, paved drives and fenced areas behind the northeast corner of the high school. He reported that the

VoAg programs would run from nine in a half to ten months. Mr. Welch went into detail regarding the proposed 750-foot pavement and stone walking path that will lead to future paddocks located on the Cannon property. This prompted a discussion concerning cross-country runners using the proposed path and the old farm road exiting onto Sheldon Street; the exit onto Sheldon Street from the old farm road is in a dangerous location. Mr. Welch reported that the path needs to be completed in order for the state to submit grant monies for the project.

Mr. Welch gave a report on the facility structure, its exterior design and materials that they propose to use. Mr. Welch gave a brief description of the front area of the facility which has a device that will collect rainwater and used for irrigation purposes. For the record, Mr. Welch submitted a lighting photometric sheet to Mr. Hawkins for the project area. With nothing further, Chairman Bauchiero asked Mr. Hawkins to read his report.

Mr. Hawkins read his report dated 11.12.2010, addressed to the Zoning and Planning Commission. Mr. Hawkins reported that he reviewed the file for the site plan modification, including a twenty-six page set of plans, and a traffic study complete by Traffic Engineering Solutions, P.C. Also included was a comprehensive drainage study completed by Torres engineering dated 10.21.2010. Mr. Hawkins continued with reporting on the following:

- 1. Existing Conditions**
- 2. Proposed Conditions**
  - Parking
  - Traffic Analysis
  - Utilities
  - Signage
  - Use/Setbacks
- 3. Analysis**
- 4. Considerations**

Mr. Hawkins mentioned the proposed pole lights along the walking path. With nothing further Chairman Bauchiero asked Mr. Turbet to read his report.

Mr. Turbet read his report dated 11.15.2010 addressed to the Zoning and Planning Commission. Mr. Turbet reported that he reviewed the site plan modification in its entirety including the twenty-eight sheet plan set dated 11.5.2010, Traffic Study, application for Certificate to State Traffic Commission and the drainage study. Mr. Turbet continued with reporting on the following.

- 1. Traffic and Site access**
- 2. Parking and Paved Access Areas**
- 3. Drainage:** Building area & Walk/Path area
- 4. Outdoor Lighting**

Chairman Bauchiero asked the Commission if they had any questions for the Town Planner or the Town Engineer. With none, he asked for a motion. Mr. Murphy made the motion to approve File # 81-2010 Site Plan Modification request from Mark Welch-Oak Park Architects of West Hartford, for a 12,560±sf

agriscience large animal facility located at Suffield High School, 1060 Sheldon Street with the following conditions:

1. Site plans dated November 9, 2010 approved as presented with proposed lighting.
2. A gate is to be installed at the end of the proposed walking path where it meets with the existing farm road.

Seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

**File # 82-2010: Special Permit request from Blue Sky Builders [Deer Cliff], Kirk McNaughton for a Flexible Residential Development [FRD] located off Newgate Road, Map 6, Block 11, Lot # 58B & 58B-1. File # 83-2010: Request for 7-lot resubdivision from Blue Sky Builders [Deer Cliff], Kirk McNaughton located off Newgate Road, Map 6, Block 11, Lot # 58B & 58B-1.** These files were accepted and voted on concurrently. Chairman Bauchiero asked the Administrative Secretary if there was anything on the agenda for December, she responded no. Mr. Hawkins reported that January has a holiday on the third week, and if the public hearings were set for January, it would run-over the sixty-five day time-period, therefore the Commission is encouraged to set the public hearing date for December. Mr. Hawkins reported that the applicant does not have approval from the Conservation Commission as the public hearing with Conservation is scheduled for November 23, 2010. Chairman Bauchiero asked for a motion. Mrs. Binns made the motion to accept the applications concurrently and set the public hearing date for File # 82-2010 Special Permit request and File # 83-2010 request for 7-lot resubdivision from Blue Sky Builders, for December 20, 2010 regular meeting date, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

#### IV. REPORTS

**Chairman** –None

**Town Planner-**

Mr. Hawkins handed out to the Commission a second draft to the zoning regulations to add in Sections IV and II, “Active Recreation Facility” and “School/Education Center” and their definitions. The Commission recommended several changes; they were as follows: Under School/Education Center the words “full time” shall be removed and the word “applicable” shall be added after the word “the” and before the word “requirements”.

Mr. Hawkins reported that he received a call from a man requesting to put up lights at Christian Fields off Hale Street. Mr. Taylor advised the Commission that they have every right to have a public hearing if they deem necessary for this type of situation. The Commission was in agreement that this calls for a public hearing and asked Mr. Hawkins to set up a staff meeting with the person or his contractor.

Mr. Hawkins reported if the Commission does not wish to create regulations to allow multi-family development at Fflyer Place but are willing to listen to proposals involving multi-family development, a resolution on the record would be helpful. After a brief discussion with regards to the development of Fflyer place and a resolution the Commission decided that a policy statement would take the place of a resolution. Mr. Murphy proposed a statement as follows:

*We [The Commission] would welcome the opportunity to discuss a mixed-use project including condominiums, apartments, and retail at Fflyer Place with any developer.*

The Commission all agreed to Mr. Murphy's proposed statement.

**V. MINUTES**

Chairman Bauchiero asked the Commission if there were any suggested changes to be made to the October 18, 2010 meeting minutes. With none the Chair asked for a motion. Mr. Murphy made the motion to approve the October 18, 2010 meeting minutes without any changes, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

**VI. CORRESPONDENCE- None**

**VII. ADJOURNMENT**

Secretary Ravenola made the motion to adjourn the November 15, 2010 regular meeting at 9:07 p.m., seconded by Mr. Vincent. Motion carried unanimously 6-0-0.

Respectfully Submitted,

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Francis Ravenola, Secretary

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