

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JUNE 20, 2011**

**Present:** Frank E. Bauchiero, Jr., Chairman  
Chester Kuras, Vice Chairman  
Frank Ravenola, Secretary  
John Murphy  
Mark Winne, Alternate  
Gina Pastula, Alternate

**Absent:** Glen Vincent  
Ellie Binns  
Charles Sheehan, Alternate  
Gerry Turbet, Town Engineer

**Also Present:** Bill Hawkins, AICP, Town Planner  
Jim Taylor, Zoning Enforcement Officer  
Karen Doyon, Administrative Secretary

**I. ROLL CALL**

Chairman Bauchiero called the meeting to order at 7:00 pm and asked the Administrative Secretary to take a silent roll call.

**II. NEW BUSINESS**

**File # 2011-5: Special Permit request in accordance with zoning regulation section V.E., for an Antique Shop located at 595 Mapleton Avenue: Map 52H, Block 42, Lot # 33. Applicant Wallace B. Brown.** Mr. Hawkins gave a detailed description of the proposed location. He then explained that the applicant has been made aware that he needs to submit a “Statement of Purpose” an “Abutters List” and he needs to notify North Central Health District. Mr. Hawkins recommended that the public hearing be set for July’s meeting. Chairman Bauchiero asked for a motion. Mr. Murphy made a motion to accept File # 2011-5 special permit request for an antique shop located at 595 Mapleton Avenue and set the public hearing date for July 18, 2011, seconded by Secretary Ravenola. Motion carried unanimously 4-0-0.

**III. REPORTS**

**Chairman** – The Chair had nothing to report.

**Town Planner** – Mr. Hawkins reported that he met with the Open Space Subcommittee [OSS] and the main topic of discussion was subdivision open space and possibly creating a “relief valve for Flexible Residential Developments [FRD]” in the form of a waiver. He reported that they now have a draft of the Open Space Plan. He reported that he plans to meet with Art Christian, the Conservation Commission and the OSS again in the near future. Mr. Hawkins briefly discussed how other towns treat open space subdivisions and he gave an example of how the town of Bolton handles open space plans for subdivision applications during there “Informal Discussion” process. A brief discussion followed regarding open space fees and the possibilities for implementing a “relief valve” via text amendment to the regulations in the future.

Mr. Hawkins reported that the Commission should expect to see a renewal for a special permit in July from Alison Mnych for the outdoor training facility located on 685 Hale Street. Mr. Hawkins stated that the applicant will be submitting a revised site plan but has not seen anything to date. It was reported that there has not been any recent complaints from the neighbors since last autumn.

Mr. Hawkins reported that Director of Economic and Community Development Patrick McMahon has gone to the Board of Selectman and the Board of Finance seeking approval to accept a donation of light industrial land to the town. Mr. McMahon will most likely submit a request for an 8-24 report to the Commission for the July meeting.

Chairman Bauchiero commented [according to the May report] on how busy Mr. Taylor-ZEO has been on his enforcement actions. The Chair asked Mr. Taylor to report on current actions regarding two separate violations. Mr. Taylor responded.

Mr. Hawkins reported that he received a couple of phone calls over the winter regarding residential wind energy producing facilities (windmills) on residential properties. He reported that he recently met with the Alternate Energy Committee to review the draft regulation that he sent to them in March. He stated that he received some constructive feedback and that he will be making revisions to the regulation before bringing the draft to the Commission.

Mr. Hawkins reported that the Commission might see an application in the future for the property located at 390 Boston Neck Road for an adaptive reuse special permit for apartments.

Mr. Hawkins reported that Mr. Dowd's project is currently with the Conservation Commission, but has not heard from him as to when the Commission would be seeing anything. There was a brief discussion regarding the proposed road that would go through the proposed project.

#### **IV. MINUTES**

Chairman Bauchiero asked if there were any changes to be made to the minutes of the 5.16.2011 regular meeting and the 5.24.2011 special meeting. With none, Mr. Murphy made the motion to approve the 5.16.2011 regular meeting minutes and the 5.24.2011 special meeting minutes without any changes, seconded by Secretary Ravenola. Motion carried unanimously 4-0-0.

#### **V. ADJOURNMENT**

Mrs. Pastula made the motion to adjourn to the 6.20.2011 regular meeting at 7:32 p.m., seconded by Vice Chairman Kuras. Motion carried unanimously 4-0-0.

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