

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 18, 2011**

Present: **Chester Kuras, Vice Chairman**
 Frank Ravenola, Secretary
 Glen Vincent
 Ellie Binns

Absent: **Frank E. Bauchiero, Jr., Chairman**
 John Murphy
 Mark Winne, Alternate
 Charles Sheehan, Alternate
 Gina Pastula, Alternate
 Gerry Turbet, Town Engineer

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

The proceedings from the meeting were voice recorded.

I. ROLL CALL

In the absence of Chairman Bauchiero, Acting Vice Chairman Kuras called the meeting to order at 7:00 PM and asked the Administrative Secretary to take a silent roll call. Acting Vice Chair asked Secretary Ravenola to read the legal notice published in the Hartford Courant on July 7, 2011 and July 14, 2011.

II. PUBLIC HEARING

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. Representing the applicant was Brian Denno owner of Denno, Land Surveying & Consulting, LLC of Tariffville. Also present was the applicant, Mr. Brown. Mr. Denno reported that the applicant lives at 595 Mapleton Avenue and seeks approval to open an antique shop in his barn at the same location. Mr. Denno stated that the location of the proposed site is on the west side of Mapleton Avenue, south of Thompsonville Road and is served by a horseshoe shaped driveway. The applicant proposed three parking spaces in front of an existing garage and one parking space in front the existing barn. Mr. Denno reported that the applicant has received a certificate of appropriateness from the Historic District. Mr. Denno reported that the only changes to the site is the installation of one light above the door to the antique shop, and one wooden sign, which he needs to go back to the Historic District for their approval. Mr. Denno stated that the applicant is in agreement with the hours of operation proposed in Mr. Hawkins report, which are from 8AM-8PM Monday through Friday and 8AM-5PM Saturday and Sunday. Mr. Denno asked if the Commission would consider granting the applicant a ten-year special permit renewal date. Acting Chairman Kuras asked the Commission if they had any questions or concerns. With none, the Acting Chair asked Mr. Hawkins to give his report.

Mr. Hawkins read his report dated July 14, 2011 addressed to the Zoning and Planning Commission which addressed the following:

- **Existing Conditions**
- **Proposed Conditions**
- **Analysis**
 - Use
 - Parking
 - Lighting
 - Hours of operation
 - Plan of Conservation and Development
- **Considerations**

After Mr. Hawkins read his report, Acting Chairman Kuras asked if the Commission had any questions. With none, the Acting Chair opened up the public hearing to those who wished to speak in favor of the application.

Gail Haines of 575 Mapleton Avenue was not in favor or against but had questions, which were answered by Mr. Taylor and Mr. Hawkins.

There was a brief discussion explaining how a special permit application is processed with Staff and the Zoning and Planning Commission..

Paul Tremblay of 670 Mapleton Avenue had concerns about the applicant possibly adding onto the shop/barn to make it larger.

Acting Chairman Kuras asked if anyone wished to speak in opposition. With none, the Acting Chair closed the public hearing at 7:17 pm.

III. NEW BUSINESS

File # 2011-6: Request from John Drabkin for a 2-Lot Re-subdivision located at 1358 Spruce Street, Map 20, Block 22, Lot # 44/2. Applicant John Drabkin. Acting Vice Chairman Kuras asked Mr. Hawkins if there were any conflicts with setting the public hearing in August. Mr. Hawkins stated that there was nothing scheduled in August and that the application was complete, and therefore recommended setting a public hearing date for that month. Secretary Ravenola made the motion to accept File # 2011-6 request from John Drabkin for a 2-Lot re-subdivision located at 1358 Spruce Street and set the public hearing date for August 15, 2011, seconded by Mr. Vincent. Motion carried unanimously 4-0-0.

File # 2011-7: Request for 8-24 Report from the First Selectman for a donation of two parcels of PDIP-zoned land totaling 4.75 acres to the Town of Suffield located off Bennett Road, Map 71H, Block 52, Lot# 11-3, 11-2. Acting Vice Chairman Kuras asked Director of Economic Development, Patrick McMahon to present the report. Mr. McMahon reported that the Town was offered a donation of two [2] parcels of land off Bennett Road from Suffield Associate Developers. Mr. McMahon reported that in 2007 the Town accepted approximately thirty-seven [37] acres of land off Bennett Road, while Suffield Associates Developers retained the two [2] parcels. Mr. McMahon reported that one of

the principle owners now resides in North Carolina and is willing to make a donation of the two [2] parcels for tax purposes. Mr. McMahon reported that one of the parcels is a corner lot and is visible [next to “Welcome to Suffield” sign] off Bennett Road, which could make it a marketable piece. Mr. McMahon reported that the parcels are in a Planned Development Industrial Park Zone, and would be marketed for Economic Development purposes. He described the corner lot as a marketable piece, containing 2.63 acres with some wetlands, the Town plans to delineate that parcel in the future. The parcel next to it contains 2.12 acres, totaling 4.75 acres for both parcels. Mr. McMahon reported that they are in the process of updating the Phase I Environmental for the two [2] parcels. He had a discussion with the firm responsible for the Phase I Environmental and reports that there are no problems but stated that he has not received the final report. Mr. McMahon is hopeful that the Commission will give a favorable report, after which it would go to a Town Meeting for the Towns people to accept the donation, which is required under the Town Charter.

Secretary Ravenola asked Mr. McMahon if the previously donated land is next to the two [2] parcels. Mr. McMahon responded, yes and pointed it out on a map. Acting Vice Chairman Kuras asked if Staff had any comments. Mr. Hawkins reported that any donated land in a PDIP zone to the Town is positive. With nothing further, the Acting Chair asked for a motion.

Secretary Ravenola made the motion to give a positive 8-24 report for the donation of two parcels of PDIP-zoned land totaling 4.75 acres to the Town of Suffield located off Bennett Road, Map 71H, Block 52, Lot # 11-2 and 11-3, seconded by Mr. Vincent. Motion carried unanimously 4-0-0.

File # 2011-8: Request for a Zoning Map Amendment from R-45 to Planned Development Apartment [PDA] located at 785 Mapleton Avenue, Map 51H, Block 42, Lot # 23. Applicant: Robert C. Schechinger Jr. ASLA. Mr. Hawkins reported that the application was submitted on July 14, 2011, and besides a traffic study which is expected in the next couple of days, the application is complete. With nothing further Acting Vice Chairman Kuras asked for a motion. Secretary Ravenola made the motion to accept File # 2011-8, request for a Zoning Map Amendment from R-45 to Planned Development Apartment [PDA] located at 785 Mapleton Avenue for August 15, 2011, seconded by Mr. Vincent. Motion carried unanimously 4-0-0.

IV. OLD 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. Acting Vice Chairman Kuras asked the Commission if they had any question or concerns. With none, the Acting Chair asked for a motion. Secretary Ravenola made the motion to approve 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 with the following conditions:

- No display or storage of antiques on the premises outside of the permitted accessory building in which the shop is located is permitted.
- Any auction shall be limited to the residents’ inventory, shall require a Temporary Special Permit, and shall not be permitted more than once during any calendar year.
- Hours of operation shall be limited to 8 am – 8 pm Monday through Friday and 8 am – 5 pm Saturday and Sunday.
- Special permit shall expire 5 years from the date of approval.

Seconded by Mr. Vincent. Motion carried unanimously 4-0-0.

V. REPORTS

Acting Vice Chairman - No report from the Acting Vice Chairman.

Town Planner - Mr. Hawkins stated that the Historic District Commission (HDC) agreed to the compromise that the Zoning and Planning Commission proposed for the windows at 82 North Main Street at their regular meeting on July 11, 2011. Mr. Hawkins stated that the HDC is not pleased that they do not have ultimate jurisdiction over exterior architectural features on buildings within their Historic District. He further stated that although the HDC agreed to the window compromise they asked him to discuss the possibility of a text amendment with the ZPC that would give them jurisdiction over exterior architectural features within the Historic District. Mr. Hawkins stated that his personal opinion has always been that the HDC should have jurisdiction over these features as they are the group most qualified to do so. There was a brief discussion regarding the pros and cons of such a text amendment and how it could be worded and how many properties would be affected. Mr. Hawkins stated that since most commission members are not in attendance, that this discussion should be tabled until we have a full compliment of members.

Mr. Taylor asked the Commission to give him some guidance on the window situation now that a compromise has been achieved. He stated that he can sign off on a Certificate of Occupancy (C/O) if the property owner installs the agreed upon window configuration or puts up a bond in the amount of the work to be done. The Commission agreed that Mr. Taylor should sign off on the C/O if either of these two scenario's occur.

VI. MINUTES

Acting Vice Chairman Kuras asked for a motion to approve the June 20, 2011 Regular Meeting Minutes. Because two of the members were not present at the last meeting, the motion was tabled to the August 15, 2011 meeting.

VII. ADJOURNMENT

Secretary Ravenola made the motion to adjourn at 7:40 pm, seconded and passed unanimously 4-0-0.

Respectfully Submitted,

Francis Ravenola, Secretary

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