

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 19, 2011**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
Glen Vincent
John Murphy
Ellie Binns
Mark Winne, Alternate
Charles Sheehan, Alternate

Absent: Gina Pastula, Alternate

Also Present: Bill Hawkins, AICP, 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 7:05 pm then asked for a motion to amend the agenda by moving Old Business before New Business. Vice Chairman Kuras made the motion to amend the agenda by moving Old Business before New Business, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0. Chairman Bauchiero stated that there was no legal notice to read into the record.

II. PUBLIC HEARINGS

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. This is a continuation of the August 15, 2011 public hearing.

Representing the property owner was Robert C. Schechinger, Jr., ASLA of Collinsville, CT. Also present was property owner Roland Dowd, owner of Dowd Realty Group, Inc. of Suffield. Mr. Schechinger presented a conceptual site plan and a zoning map highlighting the property located at 785 Mapleton Avenue. Mr. Schechinger discussed three different components related to the requested change to PDA zone: 1. Compliance with the Plan of Conservation and Development [POCD]. 2. Zone mechanisms that exist today, which require the applicant to request the zone change to accommodate 15 residential units in a condominium arrangement. 3. And what he calls the Pandora's Box of density concerns. Mr. Schechinger reiterated his presentation given at last month's public hearing, which included; the location of the proposed site and changes made to the plans relocating the road to mitigate wetland intrusions. Mr. Schechinger stated that the proposed houses would be an alternative version of housing, different from your standard subdivision housing [multi-generational condominium ownership

with an open space design and no lot lines]. Mr. Schechinger reported that the final open space calculations of the site would have a seventy to eighty percent of the site as open space. Mr. Schechinger gave an explanation why he is applying for a PDA zone. With nothing further he entertained any questions from the Commission.

Chairman Bauchiero asked Mr. Hawkins to explain the process if an applicant wanted to submit changes to an approved site plan. Mr. Hawkins responded. There was a brief discussion between Mr. Sheehan and Mr. Schechinger regarding the proposed road, and the proposed footprint of the houses shown on the conceptual site plan. This prompted a discussion regarding the proposed house designs and concepts under the special permit application for the 15 residential unit development. With nothing further, Chairman Bauchiero asked Mr. Hawkins to read into the record two emails received at the Zoning office.

Mr. Hawkins read into the record correspondence [in opposition of the proposal] written by James Henderson [40 Farmstead Lane] dated September 17, 2011 and correspondence written by Samuel and Lois Scozzari [30 Farmstead Lane], dated September 17, 2011. Mr. Hawkins reported that per Mr. Turbet's comments from the last ZPC meeting, the applicant has since submitted the property map referred to in the Trustees Deed. With nothing further, the Chair opened it up to the public for those who wished to speak in opposition to the application. They were as follows:

1. John DiAngelo of 685 Mapleton Avenue spoke in opposition.
2. Mark Howland of 27 Farmstead Lane spoke in opposition.
3. James Kelly of 26 Farmstead Lane spoke in opposition.
4. Beth Kelly of 26 Farmstead Lane spoke in opposition.
5. Mark Vandevanter of 28 Farmstead Lane spoke in opposition.
6. Karen Rolocut of 32 Farmstead Lane spoke in opposition.
7. Dawn Vandevanter of 28 Farmstead Lane spoke in opposition.

Melvin Chafetz of 803 Mapleton Avenue spoke in favor.

With nothing further Chairman Bauchiero asked for a motion to close the hearing. Secretary Ravenola made the motion to close the public hearing for File # 2011-8, seconded by Vice Chairman Kuras. Motion carried unanimously 6-0-0.

III. OLD BUSINESS

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. Chairman Bauchiero asked the Commission to share their comments and/or concerns; discussion followed with views from each member. With nothing further the Chair noted for the record the regular voting members on this application, and they were: Chairman Bauchiero, Vice Chairman Kuras, Mr. Vincent, Secretary Ravenola, Mr. Murphy and Mrs. Binns. Mr. Murphy made the motion to approve File# 2011-8, zoning map amendment from R-45 to Planned Development Apartment [PDA] located at 785 Mapleton Avenue, seconded by Mrs. Binns. Motion carried 4-2-0. Secretary Ravenola and Mr. Vincent voted against.

Mr. Murphy amended the motion for File# 2011-8 request for a zoning map Amendment from R-45 to Planned Development Apartment [PDA] located at 785 Mapleton Avenue by adding an effective date of October 7, 2011 to the approval, seconded by Mrs. Binns. Motion carried 4-2-0. Secretary Ravenola and Mr. Vincent voted against.

IV. NEW BUSINESS

File # 63-2009A: Special Permit Renewal for a Sand and Gravel Pit, located at Phelps Road, West Suffield: Map 5, Block 9, Lot # 46A and 48. Applicant: Mr. Murray A. Phelps III. Mr. Hawkins reported that this is a biennial special permit renewal. Although there is no activity at the site, Mr. Phelps wishes to keep his special permit active because the regulations no longer allow sand and gravel pits. Mr. Hawkins asked the Administrative Secretary if staff is still waiting for an updated site plan, she responded yes. Mr. Hawkins stated that there is a site plan on file, but nothing has changed at the site. There was a discussion regarding the prior approval conditions: what has been and has not been completed. Mr. Taylor and Mr. Turbet stated that they will be doing an inspection prior to opening the public hearing; this will address the conditions of Mr. Phelps last approval. Mr. Hawkins stated that he sees no reason for not accepting the application and setting a public hearing date. With nothing further Chairman Bauchiero asked for a motion. Mr. Vincent made the motion to accept File# 63-2009A, special permit renewal for a sand and gravel pit, located at Phelps Road, West Suffield and set the public hearing date for October 17, 2011, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

File # 2011-9: Special Permit Application for fifteen [15] single family, detached, condominium units, “Olde Village Green” located at 785 Mapleton Avenue, Map 51H, Block 42, Lot# 23. Applicant Robert C. Schechinger, Jr. ASLA. Mr. Hawkins reported that staff has a full set of plans for review, but has one minor item that staff is waiting for. Mr. Hawkins stated that he sees no reason for not accepting the application and setting a public hearing date. Mr. Winne made the motion to accept File # 2011-9, special permit application for fifteen [15] single family, detached, condominium units located at 758 Mapleton Avenue, seconded by Mrs. Binns. Motion carried unanimously 6-0-0.

V. REPORTS

Mr. Hawkins stated that both he and the open space subcommittee has been working on updating the 1999 Open Space Plan. Mr. Hawkins stated that he sent an open space draft via email to all the members, but changes have been made to the draft since then, including some maps. Mr. Hawkins stated that he is working with Ray Wilcox of the subcommittee to come up with a maintenance plan for some of the larger open space parcels. There was a brief discussion regarding prioritization of open space and whether that will be put in the plan. Mr. Hawkins stated that the committee uses a criteria sheet that rates and ranks the farmland preservation parcels but the subcommittee did not want to prioritize other open space parcels because smaller parcels may be of more value in some cases. Mr. Hawkins briefly spoke about Flexible Residential Development subdivision regulations and open space. Mr. Hawkins said he welcomes comments via email and that it will continue to be a work in progress. Mr. Hawkins briefly touched on bullets in the draft. Mr. Hawkins reported that the draft is an update with some additions to it. There will be a public review period, and then a public hearing before adoption. There was a brief discussion regarding the open space goal. Mr. Hawkins asked the Commission to send their comments and or concerns by email for next month’s discussion.

Mr. Hawkins stated that what he is presenting is the culmination from working with the Alternate Energy Committee. Mr. Hawkins stated that while there is no regulation for windmills in Suffield but he has had a couple residents inquire. Mr. Hawkins reported that the draft regulation is ready for public hearing and the process of adoption. Mr. Hawkins said that he will put some text amendments together for October's meeting to possibly set a public hearing date for November.

There was a lengthy discussion regarding zoning, subdivisions, flag lots, PDA's, homeowners associations and roads.

Mr. Hawkins reported that Attorney Landolina drafted a memo in reference to Public Act No. 11-79, "An Act Concerning Bonds and Other Surety for Approved Site Plans and Subdivisions". Mr. Hawkins gave a brief explanation of the new law which affects ways in which towns can require bonds for subdivisions and site plans. Mr. Hawkins recommended to the Commission that Attorney Landolina come to the October meeting to discuss possible changes to the regulations from the effects of the new law. The Commission was in agreement for Mr. Hawkins to contact Attorney Landolina to have him come in next month. This prompted a brief discussion regarding the changes made under this new Act. Mrs. Binns asked if Elaine O'Brian was aware of the new Public Act.

In reference to the Deer Cliff subdivision on Newgate Road: Mr. Hawkins reported that Mr. McNaughton came into the office with a new plan changing the lot lines for the approved subdivision to allow relocation of the Lot 5 house. The changed plans show a driveway over 250 feet which would require five contiguous developable acres of developable land. There was a discussion regarding whether there should be a public hearing for the proposed lot line adjustments. After a brief discussion the Commission agreed that there should be a public hearing.

In reference to the CL & P transmission project: Mr. Hawkins reported that on September 21, 2011 from 6:00 pm to 8:00 p.m. CL& P will be holding a pre-construction open house for the power line operation [for the new transmission line] located at the Suffield High School.

VI. MINUTES – August 15, 2011 Regular Meeting Minutes

Chairman Bauchiero asked if there were any changes or comments to the August regular meeting. Mrs. Doyon gave an explanation for the amendments to the August minutes. With none the Chair asked for a motion. Mrs. Binns made the motion to approve the August 15, 2011 minutes without changes, seconded by Mr. Winne. Motion carried unanimously 6-0-1. Mr. Sheehan abstained.

VII. ADJOURNMENT

Mr. Murphy made the motion to adjourn the September 19, 2011 regular meeting at 8:55 p.m., seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

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