

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 16, 2012**

Present: Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
John Murphy
Ellie Binns
Mark O’Hara, Alternate
Mark Winne, Alternate

Absent: Frank E. Bauchiero, Jr., Chairman
Charles Sheehan
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, Vice Chairman Kuras called the meeting to order at 7:00 pm, and asked the Administrative Secretary to take a silent roll. The Vice Chair then read into the record all the voting members for April’s meeting and then appointed Mr. Winne as alternate voting member. No legal notice was read into the record.

II. PUBLIC HEARINGS

File # 2012-5: Request from Krystal Woods Developers, LLC for three (3) proposed text amendments to the Suffield Zoning Regulations. Two amendments within the Planned Development Apartment Zone in Sections IV.E.4 (Area, Yard, and Density Requirements) and IV.E.5.e (Other Requirements, Parking), and one amendment within the Parking and Loading Requirements, Section VII.B.10 (General Parking and Loading Provisions). David S. Ziakes, P.E. and President of F.A. Hesketh & Associates, Inc., and applicant Donna Blanchette, of Krystal Woods Developers, LLC were present. [Mr. Ziakes submitted for the record a withdrawal letter dated April 16, 2012.] Mr. Ziakes stated that they are withdrawing their application at this time due to time constraints because they have to meet with staff to discuss additional changes. Mr. Ziakes stated that the applicant plans to come back with a revised application in May. The Commission accepted the withdrawal of application for File # 2012-5.

Open Space Plan – Public hearing for adoption. Mr. Hawkins stated that he is waiting for the Chairman of the Open Space Subcommittee [OSS] to return before he sets up another meeting to go over the percentage goals. Mr. Hawkins stated that it might be a good idea to have the OSS come to a

ZPC meeting to strategize, at which the Commission agreed. Mr. Hawkins stated that he made the requested acreage changes suggested by the Assessors office, and he addressed the Assessor's and Tax Collector's concerns regarding taxing open space. Mr. Hawkins stated that the changes he made will require him to update the Plan of Conservation and Development by adding a statement for those applying for Public Act 490. After which the POCD will need to be readopted. A discussion followed.

III. REPORTS

Town Planner – After extensive research, Mr. Hawkins stated that if the Commission were to create a Historic [Replica] Zone, enforcement would not have standing unless it falls within a Town Center Village District(s) or Historic District(s). Discussion followed

Mr. Hawkins stated that The First Church of Christ owns the vacant parsonage located at 63 High Street [within the Town Center Village District], and inquired about creating a mixed-use of the building. Mr. Hawkins said that the owners of 63 High Street would like to rent out the second floor as residential and convert the first floor into a business use by special permit application. Discussion followed.

Mr. Hawkins brought the Commission up to date regarding the activity of work that Spazzarini Construction has done to date to satisfy the bond at Eastwoods Active Adult Community. Discussion followed.

IV. MINUTES

A motion was made by Mr. Murphy to approve the March 19, 2012 meeting minutes without any changes, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

V. ADJOURNMENT

A motion was made and seconded to adjourn the April 16, 2012 regular meeting at 8:06 pm. 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