

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
AUGUST 20, 2012**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
John Murphy
Ellie Binns
Mark O’Hara, Alternate

Absent: Charles Sheehan
Mark Winne, Alternate
Gina Pastula, Alternate

Also Present: Edward McAnaney, First Selectman
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 7:00 pm and asked the Administrative Secretary to take a silent roll call.

Chairman Bauchiero read into the record the voting members for the August meeting, then appointed Mr. O’Hara as the alternate voting member. There was no legal notice to read into the record.

II. PUBLIC HEARINGS

File # 2012-7: 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 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). Representing the applicant was David S. Ziaks, P.E., President of F.A. Hesketh & Associates, Inc. of East Granby, and Attorney Michael A. Zizka of Murtha Cullina, LLP of Hartford, also present was applicant Donna Blanchette, Principal Member of Krystal Woods Developers, LLC.

The first amendment would allow the 100’ setback to be reduced to 30’ in the PDA zone if certain criteria are met. The second text amendment would require two parking spaces per unit, currently two and a half spaces per unit are required in a PDA zone. The third text amendment would add language to the zoning regulations pertaining to low impact development [LID] paving techniques.

Attorney Zizka briefly explained the three text amendments; following his explanation, he introduced Mr. Ziaks who explained all the engineering aspects of the proposed text amendments. In response to Mr. Murphy's request to see the conceptual plans for the proposed development off Bridge Street, [which was seen in previous informal discussions]. Mr. Ziaks presented an overall plan to the commission and explained its relation to the proposed text amendments. As Mr. Ziaks brought the plan out, Attorney Zizka explained that the plan was only an example of the application of the proposed text amendments, and is not part of the application before the Commission. Mr. Ziaks pointed out locations for proposed single-family homes, condominiums, two apartment buildings, and then discussed the proposed road and roundabouts. Mr. Ziaks stated that in order to best meet the characteristics of the land it would require amendments to the zoning regulations. Mr. Ziaks then gave more detailed reasons for the proposed revisions.

Chairman Bauchiero asked what other Town parcels would be affected by the 30' proposed setback if amended. Mr. Hawkins responded. The Chair asked Mr. Turbet to comment on the proposed revision in Section VII.B.10 – **General Parking and Loading Provisions**. Mr. Turbet stated that he covers it in detail in his report.

Murphy asked about the proposed sidewalks, Mr. Ziaks responded. Ex-officio member Edward McAnaney asked Mr. Ziaks how many town homes and apartments are proposed on the plans, Mr. Ziaks responded. Mrs. Binns asked if the proposed apartments could be built within the 100' setback, Mr. Ziaks responded. Discussion followed. Attorney Zizka gave a detailed justification for the 100' to 30' setback reduction, to allow for a more community look and feel. Discussion followed. Vice Chairman Kuras remarked that the proposal to change it to 30' would create another Village District community feel with buildings close to public roads. Another lengthy discussion followed regarding the proposed 30' setback amendment.

With nothing further, the Chair asked Mr. Hawkins to read his report [dated June 14, 2012] for the Commission. Mr. Hawkins stated that he reviewed the application, including information related to parking requirements. Mr. Hawkins then read his report in its entirety.

Chairman Bauchiero asked Mr. Turbet to read his report [dated June 18, 2012] for the Commission. Mr. Turbet reported that he had no comments on the proposed building setback and parking number changes, as these do not involve engineering considerations. Mr. Turbet gave a detailed report regarding the proposed change to Section VII.B.10 – **General Parking and Loading Provisions**. Mr. Turbet reported that zoning regulation Section III.S. allows for Low Impact Design [LID], as long as it is approved by the Town Engineer [as part of the required approval process].

Chairman Bauchiero opened it up to the public for those who wished to speak in opposition to the application. They were as follows:

1. Brian Fry of 43 Wisteria Lane spoke in opposition to the application.
2. Daniel Mac Williams of 35 Wisteria Lane spoke in opposition to the application.
3. James Barrett of 36 Wisteria Lane spoke in opposition to the application.
4. Graham Treadway of 639 Bridge Street spoke in opposition to the application.
5. Sean Mahar of 31 Wisteria Lane spoke in opposition to the application.
6. Robert Baker of 634 Bridge Street spoke in opposition to the application.
7. Larry Grigley of 636 Bridge Street spoke in opposition to the application.

8. Joseph Grieco of 33 Wisteria Lane spoke in opposition to the application.
9. Gregory Honey of 37 Wisteria Lane spoke in opposition to the application.
10. Pamela Sinofsky of 23 Wisteria Lane spoke in opposition to the application.

Chairman Bauchiero opened it up to the public for those who wished to speak in favor of the application. There were none.

Secretary Ravenola made the motion to close the public hearing for File# 2012-7, request from Krystal Woods Developers, LLC for three proposed text amendments to the Suffield Zoning Regulations at 8:22 pm, seconded by Vice Chairman Kuras. Motion carried unanimously 6-0-0.

III. NEW BUSINESS

File # 2012-9: Special Permit request from Kirby & Lisa Trase for proposed rear lot located at 621 Halladay Avenue, Map 26, Block 28, Lot 17 & 18.

File # 2012-10: Request for 2-Lot subdivision located at 621 Halladay Avenue, Map 26, Block 28, Lot 17 & 18. Applicant Kirby & Lisa Trase. *These files were voted on concurrently.* Chairman Bauchiero asked if there were any reasons not to accept the applications, Mr. Hawkins stated that the applicant is in the process of approval with the Conservation Commission, but sees no reason not to accept. Secretary Ravenola made the motion to accept File# 2012-9 special permit request for a rear lot, and File# 2012-10 request for a 2-lot subdivision located at 621 Halladay Avenue, and set the public hearing date for September 17, 2012, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

File # 2012-11: Request for 8-24 Report from the First Selectman to sell Town owned property located at 90 Bridge Street [Bridge Street School] to a private party for the purpose of building apartments; Map 43H, Block 45, Lot # 269. Director of Economic Development Patrick McMahon handed out to the Commission renderings of Bridge Street School Redevelopment submitted by Lexington Partners, LLC of Hartford. Mr. McMahon gave a detailed history of the property and stated that Lexington Partners, LLC are proposing market rate multi-family residential apartments. The proposal calls for 6 units in the renovated Bridge Street School and 59 units in a new three-story building. Mr. McMahon discussed purchase price, anticipated tax revenue, and the cost involved with removing asbestos. Mr. McMahon stated that there is another forum scheduled for early September and a Town Meeting scheduled in late September. Discussion followed regarding impacts for emergency personnel and schools. First Selectman Edward McAnaney stated that the building has been vacant for eight years and the opportunity presents itself to renovate Bridge Street School versus tearing it down. Mr. McAnaney stated that remediation of asbestos and lead would cost the Town of \$150,000; in addition to that, the heating system requires work at a large cost. Mr. McAnaney stated that he does not want to see the building demolished. Discussion followed. Chairman Bauchiero asked the Commission to respond individually. The Commission was in favor of a positive 8-24 report, with some concerns about the lack of commercial space. Secretary Ravenola made the motion to approve File # 2012-11 request for 8-24 Report for the First Selectman to take the sale of Town owned property [90 Bridge Street] to a Town meeting, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

File # 2012-12: Proposed text amendment [PA 490 Open Space Designation] to be added to the Open Space section of the Plan of Conservation and Development [PoCD]. Mr. Hawkins explained the application. Mr. Hawkins reported that the text amendment would also need approval at a Town

meeting. Secretary Ravenola made the motion to accept File# 2012-12 proposed text amendment to the Open Space section of the PoCD, and set the public hearing date for September 17, 2012. Motion carried unanimously 6-0-0.

File # 2012-13: Request for 6-Lot subdivision located on Canal Road, Map 87H, Block 55, Lot 4. Applicant Elm Construction, LLC. Mr. Hawkins explained the application and said he sees no reason not to accept. Secretary Ravenola made the motion to accept File# 2012-13 request for 6-Lot subdivision located on Canal Road, and set the public hearing date for September 17, 2012, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

APPOINTMENTS:

Vote to extend the appointments of four members of the Town Center Design Review Board members and the three West Suffield Center Design Review Board members to the August 2016 term. [Currently these four members' terms will expire in August 2012. Mr. Hawkins reported that there is an additional member to be added to the vote and the expiration date is 2016. Both Mr. Taylor and Mr. Hawkins reported that all the members are willing to stay on as active members. Brief discussion followed. Mr. Murphy made the motion to extend the appointments of the expiring members to the Town Center and West Suffield Center Design Review Board to 2016, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

IV. OLD BUSINESS

File # 2012-7: 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 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). Chairman Bauchiero asked each member to respond individually on each text amendment separately. The Chair asked for individual responses regarding the first text amendment Section IV.E.4.d., each member agreed that the current 100 ' setback should not be changed. The Chair asked for individual responses regarding the second text amendment Section IV.E.5.e, each member, with the exception of Chairman Bauchiero agreed that the current parking spaces requirement of 2.5 per unit should not be changed. The Chair asked for individual responses regarding the third text amendment Section VII.B.10, each member agreed with the comments of the Town Engineer that it was not needed. With nothing further the Chair asked for a motion. *Amendments were voted on individually.*

Mr. Murphy made the motion, seconded by Secretary Ravenola to approve File# 2012-7 request for text amendment in Section IV.E.4.d of the Suffield Zoning Regulations. Five of the Commission members [Mr. Bauchiero, Mr. Kuras, Mr. Ravenola, Mrs. Binns, and Mr. Murphy] and one alternate voting member [Mr. O'Hara] agreed that the current 100-foot setback from a public street in the PDA zone is appropriate to protect neighboring residential areas, which the Commission feels is in the best interest of the Town of Suffield and is consistent with policies and objectives of the Plan of Conservation and Development. The motion was denied unanimously 0-6-0.

Mr. Murphy made the motion, seconded by Secretary Ravenola to approve File# 2012-7 request for text amendment in Section IV.E.5.e of the Suffield Zoning Regulations. Four of the Commission members

[Mr. Kuras, Mr. Ravenola, Mrs. Binns, and Mr. Murphy] and one alternate voting member [Mr. O'Hara] agreed that the current regulation requiring 2.5 parking spaces for each dwelling unit will provide adequate unit and visitor parking in a PDA zone. One voting member [Mr. Bauchiero] was in favor of the amendment. Motion was denied 1-5-0.

Mr. Murphy made the motion, seconded by Secretary Ravenola to approve File# 2012-7 request for text amendment in Section VII.B.10 of the Suffield Zoning Regulations. Five of the Commission members [Mr. Bauchiero, Mr. Kuras, Mr. Ravenola, Mrs. Binns, and Mr. Murphy] and one alternate voting member [Mr. O'Hara] agreed with the Town Engineer that the existing language in the Regulations already allows the use of Low Impact Development (LID) paving techniques. The motion was denied unanimously 0-6-0.

V. REPORTS

Town Planner- Mr. Hawkins handed the Commission a draft amendment to the zoning regulations for Town owned properties. Mr. Hawkins gave an overview of the draft, a lengthy discussion followed. Mr. Hawkins stated that he would like the Commission to revisit it again at the September regular meeting. The Commission concurred.

Mr. Hawkins asked the Commission if they would be willing to change the drive-through regulations to include fast food establishments. A discussion followed. Chairman Bauchiero got a consensus from the members, and none of the members were in favor of creating a new regulation to allow the use.

Mr. Hawkins asked the Commission if they had a chance to review the draft proposal to change sections in the Flexible Residential Development [FRD] zoning regulations, which was discussed at the May regular meeting. Mr. Hawkins gave a brief synopsis of the draft proposal. Mr. Hawkins asked the Commission if they had any questions or concerns. With none, Mr. Hawkins proposed coming back to the Commission with a formal application. The Commission agreed that Mr. Hawkins should prepare to come back with a formal application.

Mr. Hawkins stated that he has been talking with members of the Hilltop Farm regarding the farmers market during the winter season. Mr. Hawkins reported that the winter farmers market has been fairly productive. The Commission agreed that before they require a special permit, they would allow Hilltop Farm to try the market another year to determine if it is something worth continuing.

Mr. Hawkins briefly discussed the letter included in the Commissions packet regarding Attorney Landolina's letter dated June 21, 2012 referencing Public Act 12-182. A discussion followed.

VI. MINUTES

Chairman Bauchiero asked the Commission if they had any changes or concerns with the minutes of the June 18, 2012 meeting. With none, the Chair asked for a motion. Mr. Murphy made the motion to approve the June 18, 2012 meeting minutes, seconded by Secretary Ravenola without any changes. Motion carried unanimously 6-0-0.

VII. ADJOURNMENT

A motion was made and seconded to adjourn the August 20, 2012 regular meeting at 9:40 p.m. The 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