

**SUFFIELD ZONING AND PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JUNE 17, 2013**

Present: Frank E. Bauchiero, Jr., Chairman
Chester Kuras, Vice Chairman
Frank Ravenola, Secretary
John Murphy
Ellie Binns
Charles Sheehan
Gina Pastula, Alternate
Mark O’Hara, Alternate
Mark Winne, 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 7:00 pm and asked the Administrative Secretary to take a silent roll call. Secretary Ravenola read the legal notice that was published in the Hartford Courant on June 6, 2013 and June 13, 2013 into the record.

II. PUBLIC HEARINGS

File# 2013-6: Request for 3-Lot Resubdivision located at 635 Thrall Avenue; Map 66-H, Block 46, Lot # 33-4. Applicant William Ready. Representing the applicant was David Ziaks, President of F.A. Hesketh & Associates, Inc., of East Granby. Mr. Ziaks stated that the proposed resubdivision is located on the south side of Thrall Avenue and was previously approved by the Commission in 2008. However, the plans were never filed in the land records making the approval null and void.

Mr. Ziaks stated that he received Conservation Commission approval on May 28, 2013 and now seeks approval from the ZPC for subdividing 16.85 +/- acres into three lots. The proposed Lot 4A would have approximately 14.58 acres which includes the existing house and barn. Proposed Lot 4B would have approximately 0.896 acres, and proposed Lot 4C would have approximately 1.38 acres. Mr. Ziaks reported that the lots would be served by private wells and sanitary sewer with approval letters from the North Central District Health Department and the Water Pollution Control Authority (WPCA) on file. The applicant also requests the following waivers from the subdivision regulations; plan scale from 1” = 40 feet to 1” = 50 feet, sidewalks, curbs & gutters, test hole requirements, stormwater drainage system, street signs, fire hydrants, street lighting, overhead electric service, and street trees. Discussion followed regarding street trees. Mr. Ziaks proposed a fee-in-lieu of open space of \$3,000.00 each for lots 4B & 4C. He further stated that notes will be added to the plans indicating the type of plantings that will

comprise the 30' agricultural buffer located on lot 4B and lot 4C. Chairman Bauchiero asked if there were any questions, with none staff read their reports for the Commission.

Chairman Bauchiero opened up the hearing to the public for those in favor of or opposed to the application. With none, Mr. Sheehan made the motion to close the public hearing for File# 2013-6 at 7:16 pm, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

File# 2013-3: Request from ZPC to update Section VI. Flexible Residential Development [FRD] of the Suffield zoning regulations. *This public hearing is a continuance from May 20, 2013.* Mr. Hawkins handed the Commission the latest draft of the amendments dated June 17, 2013. He stated that Attorney Carl Landolina reviewed the proposed text and suggested some changes which are reflected in the latest draft. Mr. Hawkins discussed the proposed changes in detail which was followed by a brief discussion. The consensus from the Commission was that they were satisfied with the recent changes made to the draft. Chairman Bauchiero opened up the hearing to the public for those in favor of or opposed to the application. With none, Mr. Sheehan made the motion to close the public hearing for File# 2013-3 at 7:22 pm, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

III. NEW BUSINESS

File# 2013-7: Site Plan approval request from Chris Hill of Blue Moon Design for the construction of a commercial kennel facility located at 616 South Street; Map 36H, Block 35, Lot 9. Mr. Sheehan made the motion to accept File# 2013-7, site plan approval request from Chris Hill of Blue Moon Design for the construction of a commercial kennel located at 616 South Street, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

According to the zoning regulations the Commission has the option to approve a site plan application with or without having a public hearing. Chairman Bauchiero asked the Commission to consider having a public hearing for the proposed application as a courtesy to neighboring property owners. Brief discussion followed regarding the pre-existing non-conforming commercial kennel use. Mr. Taylor stated that the Commission cannot prohibit the continuance of a nonconforming use based on a lack of use for a specified period of time. The Commission agreed that the proposed application should have a public hearing to give neighboring property owners an opportunity to comment on the proposed site plan. Mr. Sheehan made to motion to set the public hearing date for File# 2013-7 for the July 15, 2013 regular meeting, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

File# 2013-8: Request from Krystal Woods Developers, LLC for a 40-Lot subdivision located off Bridge Street; Map 55H, Block 47, Lot 14C.

File# 2013-9: Special Permit request from Krystal Woods Developers, LLC for Flexible Residential Development [FRD] subdivision located off Bridge Street; Map 55H, Block 47, Lot 14C. *These files were voted on concurrently.* Mr. Hawkins stated that per Section XIV.F.1 of the regulations, the applicant submitted a statement of reason asking the Commission to waive the fee for the special permit. Mr. Ziaks of F.A. Hesketh was representing Krystal Woods Developers and explained the reason for the request. Discussion followed. Mr. Sheehan made the motion to waive a portion of the application fee for File# 2013-8, seconded by Secretary Ravenola. Motion carried 5-1-0, Mrs. Binns voted against.

Mr. Sheehan made the motion to accept File# 2013-8 40-lot subdivision located off Bridge Street and File# 2013-9 Special Permit request for a 40 lot FRD located off Bridge Street and set the public hearing date for July 15, 2013. Motion carried unanimously 6-0-0.

IV. OLD BUSINESS

File# 2013-6: Request for 3-Lot Resubdivision located at 635 Thrall Avenue; Map 66-H, Block 46, Lot # 33-4. Applicant William Ready. Mr. Sheehan made the motion to approve the waiver requests for File# 2013-6 as follows: sidewalks, curbs & gutters, street lighting, scale of resubdivision plan, fire hydrants, and undergrounding of utilities, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

Mr. Sheehan made the motion to approve File # 2013-6 3-Lot resubdivision located at 635 Thrall Avenue with the following conditions:

1. Grading and utility plans on sheet 3 of the plans to be revised to show approximate location of the underdrain.
2. Specifications and details on sheet 5 of the plans to be revised to reflect that no underdrain details are required.
3. A fee-in-lieu of open space in the amount of \$3,000 per lot is accepted for each of the two lots being created on Thrall Avenue.
4. If the natural vegetation is cleared beyond what is necessary for sight distance and driveway construction on lot 4C, street trees shall be planted in accordance with 402.m of the subdivision regulations.
5. The type of plantings proposed for the type C agricultural buffer screening for both lots 4B and 4C should be indicated on the plans.

In addition: subdivision standard approval conditions #1-4, 5 [open space fee] 6, 7, 9 and 11 apply. Seconded by Secretary Ravenola 6-0-0.

File# 2013-3: Request from ZPC to update Section VI. Flexible Residential Development [FRD] of the Suffield zoning regulations. Mr. Sheehan made the motion to adopt File# 2013-3 request from ZPC to update Section VI. Flexible Residential Development [FRD] of the Suffield zoning regulations as presented by the Town Planner in the third draft dated June 17, 2013, seconded by Secretary Ravenola. Motion carried unanimously 6-0-0.

V. REPORTS

Town Planner – Mr. Hawkins asked the Commission if they would be willing to create and/or adopt a special floating zone regulation that would aid in the development of the Ffyer Place property. The owner of the property would like to have a regulation ready to go so that prospective developers have a clear understanding of what can be done with the property. Mr. Hawkins explained the change most likely to be proposed with any new regulation would be to make apartments an allowed primary use whereas the current regulations permit apartments as an accessory use in the Town Center Village District Zone. Discussion followed regarding the mixed use aspect of the current regulations and the desire of the Commission to see a master plan developed for the property which could be the basis for any regulations that may be proposed for the area.

VI. MINUTES

Mr. Sheehan made the motion to approve the May 20, 2013 regular meeting minutes as submitted, seconded by Mr. Murphy. Motion carried unanimously 6-0-0.

VII. ADJOURNMENT

A motion has been made and seconded to adjourn the June 17, 2013 regular meeting at 8:25 pm.

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