

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JULY 15, 2013**

**Present:** Frank E. Bauchiero, Jr., Chairman  
Chester Kuras, Vice Chairman  
John Murphy  
Gina Pastula, Alternate  
Mark O’Hara, Alternate  
Mark Winne, Alternate

**Absent:** Frank Ravenola, Secretary  
Ellie Binns  
Charles Sheehan

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

The proceedings of this meeting were voice recorded.

**I. ROLL CALL**

Chairman Bauchiero called the meeting to order at 7:00 pm and then asked the Administrative Assistant to take a silent roll call. In the absence of three regular members, Chairman Bauchiero appointed Mrs. Pastula, Mr. Winne, and Mr. O’Hara as alternate voting members. For the record, Vice Chairman Kuras read aloud the legal notice published in the Hartford Courant July 4, 2013 and July 11, 2013.

**II. PUBLIC HEARINGS**

**File# 2013-7: Site Plan 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.** Representing the applicant was Allan Borghesi of Borghesi Building & Engineering, Inc., and Chris Hill of Blue Moon Design. Veterinarian Dr. Mohan Sachdev, record owner of 616 South Street was also present.

The proposed 11,420 SF dog kennel would be located on an existing two [2] acre lot with the house at 616 South Street. The property owner obtained an easement from the abutting property owner to the north for the ability to connect to the public sewer system for both the existing house and kennel facility. Mr. Borghesi described the plans to the Commission, specifically he mentioned parking and driveways, plantings, fire truck turning radii, and utilities proposed for the site. Mr. Borghesi gave a detailed description of the proposed building including the office and grooming area, indoor and outdoor recreation areas, two swimming pools, and the indoor/outdoor dog kennel runs. It was reported that a revised drainage report dated July 15, 2013 was submitted.

Mr. Hill gave a description of where the buildings are located on the site with respect to where the proposed new facility will be located. Mr. Hill explained that the building has 118 kennel runs which are no more than what the current facility has the room to accommodate. He also reported that the property and the proposed building will be built to provide the animals with the highest level of care while respecting the noise concerns of the surrounding neighbors. Mr. Hill reported that he designed the proposed building to look like it belongs on a farm and discussed the layout of the interior runs, play areas, and the pools.

Mr. Borghesi stated that he has addressed comments from the Town Engineer, Town Planner, and the Fire Department. Mr. Borghesi offered information regarding the dumpster location and how the animal waste will be handled. Mr. Winne asked about the existing home, Mr. Hill stated that the home will remain and may be utilized by staff for the kennel. Discussion followed regarding the distance to the nearest neighbor's house, the existing agricultural buffer that the Commission required when the abutting subdivision was approved, and the proposed buffer. Chairman Bauchiero asked about the height of the building; Mr. Hill responded the front of the building would be 24' high and that the elevation of the house would be higher than the proposed kennel because of the topography of the site. Chairman Bauchiero asked if there were any further questions, with none staff read their reports for the Commission.

With no questions for staff, Chairman Bauchiero opened up the hearing to the public for those in favor of the application. They were as follows:

1. Jody Scala, 44 Austin Street.
2. Robert Carter, 44 Austin Street.
3. Tom Clemeski, 1064 East Street South.

Chairman Bauchiero opened up the hearing to the public in opposition to the application. They were as follows:

1. Steven Mileskie, of 7 Sutula Road had traffic, safety and noise concerns.
2. Michael Dube, of 29 LaFountain Road had traffic and noise concerns.
3. Scott Fleury, of 8 Sutula Road had traffic, safety, and noise concerns.
4. Matthew Cauchon, of 16 LaFountain Road had concerns about noise.
5. Elzear Roy, of 921 Thrall Avenue asked for the Commission to consider additional buffers.

After public comment, Mr. Hawkins read two pieces of correspondence addressed to the Commission regarding the application. John & Stacy D'Amato of 304 Russell Avenue were in favor of the proposal. Robert Laviana of 1461 North Grand Street did not object to the use but, had concerns about noise and asked the commission to seek counsel as to whether this application represents an expansion of a non-conforming use. With nothing further, Mr. Winne made the motion to close the public hearing for File# 2013-7 at 7:55 pm, seconded by Mr. Kuras. 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 heard concurrently.* Representing the applicant was David S. Ziaks, P.E., President of F.A. Hesketh & Associates, Inc., also present was property owner Donna Blanchette, of Krystal Woods Developers, LLC. Mr. Hesketh reported that the subdivision "Brushwood Estates"

involves the development of approximately 91.12 acres of land located on the south side of Bridge Street. Mr. Hesketh reported that the front 300 feet of the property on Bridge Street is zoned R-25 and the rest is zoned R-45. He explained that the requirements of the R-45 zone were used for the purpose of these applications. He reported that 28.38 acres will be used for development of the project and 62.8+ acres will be dedicated open space. Mr. Hesketh pointed out on a map the proposed new road connecting the current Wisteria Lane which will continue into the subject property to a new permanent cul-de-sac providing access to the open space. He then explained the through road (Dylan Drive) from the extension of Wisteria Lane and the two cul-de-sacs off of Dylan Drive (Addison Circle & Helen Circle). After explaining the road network, Mr. Ziaks described the layout of the proposed 40 building lots. The proposal includes a fifty [50] foot road access strip off of the proposed “Helen Circle” cul-de-sac for access to abutting property owned by Theodore Paulding. Mr. Hesketh gave a report on the lot sizes and dimensions of the new roads. He reported receiving a capacity letter from the WPCA, approval from the Conservation Commission, a letter dated July 15, 2013 from Connecticut Water confirming adequate water service availability, and an updated traffic report. Discussion followed regarding the traffic report. Mr. Ziaks stated that they are seeking waivers for sidewalk construction on Bridge Street, as well as curbs, gutters, street trees, and street lights all on Bridge Street. The developer is also seeking a waiver from the half-code street lighting requirement within the proposed subdivision. A brief discussion followed regarding the cul-de-sac at the end of Wisteria Lane. Chairman Bauchiero asked if there were any further questions, with none staff read their reports for the Commission.

With no questions for staff, Chairman Bauchiero opened up the hearing to the public for those in favor of the application. With none, the Chair asked for those who wished to speak in opposition to the application. They were as follows:

1. Ted Paulding, Esq. of 12 Hillcrest, South Windsor represented property owners of the Barry property (Map 44H, Block 47, Lot 218) adjacent to the proposed road access strip and expressed concerns regarding the development of the Barry property in relation to the current applications.
2. Sasha Demarino, 425 Thrall Avenue had safety concerns regarding additional traffic from the development on Bridge Street and how that would impact her property.
3. Brian Fry, 43 Wisteria Lane had concerns about traffic and speeding, would like sidewalks along Bridge Street.
4. Craig Cooke, 44 Wisteria Lane would like to see sidewalks along Bridge Street
5. Kathleen Powers, 62 Hydrangea Lane would like to see sidewalks along Bridge Street.
6. Joe Grieco, 33 Wisteria Lane had safety and traffic concerns.
7. Daniel MacWilliams, 35 Wisteria Lane had concerns about the impact of additional homes on the school system.
8. James Barrett, 36 Wisteria Lane would like sidewalks on Bridge Street, and had a concern about the proposed bridges.
9. Richard Stanio, 39 Wisteria Lane would like to see sidewalks along Bridge Street and had concerns about how long the construction process would be.
10. Christine Devanney, 10 Berry Place, Rocky Hill requested that the Commission extend the hearing another for another 30 days.

With nothing further, Mr. Winne made the motion to close the public hearing for File# 2013-8 and File# 2013-9 at 9:16 pm, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

### III. NEW BUSINESS

**File# 2013-10: Special permit request from M&J Bus, Inc. for a school bus depot located at 1353 South Street; Map 31, Block 25, Lot 75.** Mark Winne made the motion to accept File# 2013-10 special permit request from M& J Bus, Inc. for a school bus depot and set the public hearing date for August 19, 2013, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

### IV. OLD BUSINESS

**File# 2013-7: Site Plan 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.** A lengthy discussion regarding an agricultural buffer along the north eastern property line of 616 South Street took place. Mr. Taylor gave additional information regarding the pre-existing non-conforming use and related state statutes. Discussion followed. With nothing further, Mr. Murphy made the motion to approve File# 2013-7 site plan request from Chris Hill for the construction of a commercial kennel facility located at 616 South Street, Map 36H, Block 35, Lot 9 subject to the recommendations and concerns in the Town Planner's amended report dated July 10, 2013 and the Town Engineer's report dated July 12, 2013, and subject to an extended buffer on the north east corner of the property acceptable to staff, seconded by Vice Chairman Kuras. 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.*

There was a discussion about requiring the sidewalk along Bridge Street and Mr. Hawkins explained to the commission where the sidewalk would go on the plans, if required. The Commission also discussed the concerns brought forward regarding speeding and traffic after which they thought a stop sign may help to address these concerns as opposed to a round-a-bout within the subdivision. Recognizing that traffic signs are within the jurisdiction of the Police Department, they asked staff to draft a letter to the Police Chief outlining some of the concerns about traffic both within the development and at the Bridge Street/Thrall Avenue intersection. With nothing further, Mr. Murphy made a motion to approve the waiver requests as submitted, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

Mr. Murphy then made a motion to approve files 2013-8 & 2013-9 request for a 40-lot FRD subdivision located off of Bridge Street, Map 55H, Block 47, Lot 14C subject to the recommendations and requirements set forth in the Town Planner's and Town Engineer's report, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

### V. MINUTES

Mr. Murphy made a motion to approve the June 17, 2013 regular meeting minutes as submitted, seconded by Mrs. Pastula. Motion carried unanimously 6-0-0.

### VI. ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 10:22 PM. Motion carried unanimously 6-0-0.

Respectfully Submitted,

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Francis Ravenola, Secretary

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