

**SUFFIELD ZONING AND PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
December 16, 2013**

**Present:**               **Chester Kuras, Vice Chairman**  
                              **Charles Sheehan**  
                              **John Murphy**  
                              **Mark O’Hara**  
                              **Mark Winne**  
                              **Gina Pastula, Alternate**  
                              **Jacek Bucior, Alternate**

**Absent:**               **Frank Bauchiero, Jr.**

**Also Present:**       **Bill Hawkins, AICP, Town Planner**  
                              **Gerry Turbet, Town Engineer**  
                              **Jim Taylor, Zoning Enforcement Officer**  
                              **Tim Smith, Zoning Enforcement Counsel**  
                              **Ed McAnaney, First Selectman**  
                              **Eleanor Binns, Administrative Secretary**

The proceedings of this 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 Mrs. Binns to take a silent roll call. In the absence of Mr. Bauchiero, Mrs. Pastula was appointed as the alternate voting member. For the record, Mark Winne read aloud the legal notice that was published in the Hartford Courant on November 7, 2013 and November 14, 2013.

**II.     ELECTION OF OFFICERS**

- Mr. Murphy nominated Frank Bauchiero, Jr. for Chairman and the nomination was seconded by Mr. Sheehan. The nomination was unanimously passed.
- Mr. O’Hara nominated John Murphy for Vice Chairman and the nomination was seconded by Mr. Kuras. The nomination was unanimously passed.
- Mr. Winne nominated Chester Kuras for Secretary and the nomination was seconded by Mr. O’Hara. The nomination was unanimously passed.
- Mr. Murphy made a motion to ratify the current bylaws for the next two years and the motion was seconded by Mr. Sheehan. The motion was passed unanimously.
- Mr. Winne nominated Charles Sheehan as the commission’s representative to the Capitol Region Council of Governments and commended him for the service he has done in this capacity. Mr. Murphy seconded the nomination and it was unanimously passed

**III.    EXECUTIVE SESSION**

At 7:05 pm, Mr. Murphy moved to go into executive session to discuss legal matters and the

motion was seconded by Mr. Winne. The Commission voted to come out of executive session at 7:40 pm.

#### **IV. PUBLIC HEARINGS**

Mr. Winne read aloud the legal notice that was published in the Hartford Courant on December 5, 2013 and December 12, 2013. There was one public hearing for both applications as they are for the same property.

**File #2013-16:** Request for an 18-lot subdivision located at 839 Boston Neck Road (Redstone Farm). Map 57H, Block 51, Lot 8 – Applicant – Real Dev. Corp.

**File #2013-17:** Special permit request for an 18-lot Flexible Residential Development (FRD) subdivision located at 839 Boston Neck Road (Redstone Farm). Map 57H, Block 51, Lot 8 – Applicant – Real Dev. Corp.

Mr. Murphy and Mr. Bucior recused themselves from this public hearing.

David Tagliavini of Real Dev Corp made the presentation of the application to the Commission. He introduced Sandy Aeschliman land surveyor, John Martucci, PE and attorney Joseph Flynn and stated they were present to answer any questions.

Mr. Tagliavini described the entire property located at 839 Boston Neck Road as a 45 acre parcel with 6.3 acres of wetlands and 2.5 acres of a steep wooded slope in the northwest quadrant. These applications are for phase one of the project which covers 20.5 acres of which 3.2 acres are wetlands. These applications are for 18 single family homes and 8.6 acres will be left as open space. There is 2,150 linear feet of roadway which will connect Boston Neck Road to Heritage Trail. There are 3 main areas of drainage on the plan which were described. He also described the Phase II of the property to give the commission the overall picture of the entire project although this is not part of the current applications.

Mr. Winne asked about the open space on both phases and Mr. Tagliavini showed where they are on the drawings.

Sidewalks will be run on one side of the proposed new road and will connect with Heritage Trail sidewalks. The applicant, his engineer, and land surveyor have had several meetings with the staff to review any concerns on the project and have revised the plans to address issues that staff had found.

There were no further questions and Mr. Kuras asked for the reports from the town planner and town engineer.

Mr. Hawkins read his report into the record. His report further described the property and the surrounding area and how the development would be consistent with the current residences.

He indicated in his report that the application meets the requirements for an FRD subdivision and gave the specifics of the requirements and how they were met. Mr. Hawkins stated that the commission counsel is reviewing the Home Owners Association Declaration submitted by the developer and that the plans should not be signed off on until the declaration is approved by the commission's attorney. From a planning perspective, Mr. Hawkins did not have any objection to the waivers that the applicant had requested.

Mr. Turbet read his report into the record. His report gave a detailed review of the drainage plans and included a drainage summary of the property that showed either no change or even a reduction in peak flow. The analysis was for a 2-100 year storm. Mr. Turbet had asked for a public facility bond estimate and the applicant submitted it at the meeting. As he had also requested, site distances for where the proposed Redstone Road connects to Boston Neck Road are now indicated on the plan submitted at tonight's meeting.

Mr. Sheehan commented that having the drainage analysis done for the 100 year storm was commendable because it exceeded the town requirements.

With nothing further, Mr. Kuras asked if there was anyone that wanted to speak in favor of the application, with none, he asked if anyone wanted to speak opposed to the proposal, and there were none. Under general comments:

Doug Tucker of 90 Heritage Trail asked to have the screening described. Mr. Hawkins explained that the plan is for white pines to be planted on the Redstone Road property that will abut Mr. Tucker's property.

Discussion ensued on working to vary the plantings in the buffer zone to provide a variety of trees and shrubs. This would not be a requirement but would enhance the area. It was recommended that the applicant work with the abutters to work out screening plantings. Mr. Tucker also asked how much disruption would be on the Heritage Road properties and on that road. It was explained that the work would be on the Redstone property and the right of way with minimal disruption to the existing neighborhood. He also asked if the direction of the flow of drainage would change and was told that the drainage flow patterns would not be changed.

John Radulski of 100 Heritage Trail also had concerns about the existing Heritage Trail road being degraded by the work on the Redstone development. In response, the applicant will make every effort to have his contractors only use his new road.

Attorney, Joe Flynn, representing the applicant, requested that the applications be voted on with the FRD application first (File 2013-17) and the subdivision application second (File 2013-16).

Mr. Kuras asked for a motion to close the public hearing. Mr. Winne made a motion to close the public hearing, seconded by Mr. Sheehan. The motion was carried unanimously, 5-0-0.

Mr. Murphy and Mr. Bucior rejoined the meeting.

**File #2013-19:** Special permit request to create an Active Recreation Facility on property at 714 North St. Map 40H, Block 42, Lot 47. Applicant – Michael Kaplan.

Applicant has requested that this application be postponed until the January meeting. This application was not advertised in the legal notice for this meeting, so there are no time constraints on the application as of now.

Motion was made by Mr. Sheehan and seconded by Mrs. Pastula to schedule the public hearing for the January regular meeting. The motion was carried unanimously, 6-0-0.

## V. NEW BUSINESS

**File #2013-20:** Request for a 2 lot resubdivision located at the corner of Austin St. and South St. Map 27, Block H37, Lot 1/1. Applicant – Alan Borghesi. Mr. Sheehan moved acceptance of the application to set for a public hearing for the January meeting. Mrs. Pastula seconded and the motion was carried unanimously, 6-0-0.

## VI. OLD BUSINESS

Mr. Murphy and Mr. Bucior left the room for the voting on the Redstone Farm applications

Mr. Sheehan moved approval on the waivers for both File 2013-17 & File 2013-16 For sidewalks per section 308.a, curbs and gutters per section 308.c of the subdivision regulations, and to reduce the roadway cross section per the design standards as indicated in the town planner report of December 10, 2013.

Mrs. Pastula seconded and the motion was passed unanimously by members voting, 5-0-0.

**File #2013-17:** Special permit request for an 18-lot Flexible Residential Development (FRD) subdivision located at 839 Boston Neck Road (Redstone Farm). Map 57H, Block 51, Lot 8 – Applicant – Real Dev. Corp.

Mr. Sheehan moved to approve the application contingent upon compliance with the stipulations in the town planners report of December 10<sup>th</sup> and the town engineers report of December 16<sup>th</sup> and with the added recommendation that the developer work with the abutters to enhance the screening that is required in the buffer. Motion seconded by Mr. Winne and passed unanimously by members voting, 5-0-0

**File #2013-16:** Request for an 18-lot subdivision located at 839 Boston Neck Road (Redstone Farm). Map 57H, Block 51, Lot 8 – Applicant – Real Dev. Corp.

Mr. Sheehan moved to approve the application contingent upon compliance with the stipulations in the town planners report of December 10<sup>th</sup> and the town engineers report of December 16<sup>th</sup> and with the added recommendation that the developer work with the abutters to enhance the screening that is required in the buffer. Motion seconded by Mr. Winne and passed unanimously by members voting, 5-0-0

Mr. Murphy and Mr. Bucior rejoined the meeting.

**File# 11-04A:** Discussion and possible decision on five year extension request from Krystal Woods Developers for their Bramble Ridge Active Adult Development located on Bridge Street. Map 44H, Block 47, Lot 14B.

Mr. Hawkins explained that this project was approved for nine years after Public Act 11-5 was passed in 2011 and the applicant needs an extension to give approval through 2018. There are approximately eight units left to be done in the project.

Mr. Winne moved to extend the approval until July of 2018 and Mr. Sheehan seconded the motion. The motion was carried unanimously, 6-0-0.

## VII. REPORTS

**Chairman** – The meeting schedule for 2014 was distributed and approved

**Town Planner** – There is a lot on North Grand St. (#13) of the Overlook Ridge Estates subdivision that has a shared driveway with the lot to the south. Mr. Hawkins explained that the

party that purchased lot 13 would like to put in their own single driveway making a new curb cut. The commission discussed this and the consensus was that staff could make the decision whether or not to approve separating the driveways and to advise the owner to contact the Department of Transportation about the curb cut.

Mr. Hawkins distributed the suggested regulation he has drafted concerning keeping hens on properties that are less than 5 acres. He also handed out a chart with the regulations in surrounding towns and towns of similar size in Connecticut. This information, along with other research and discussions with State officials, town residents, the Connecticut Farm Bureau, and Dr. Michael Darre from UConn who has expertise in this area, was used to formulate the proposed regulation. Mr. Hawkins reviewed his findings and thought process in drafting the regulation. This would address the keeping of hens as a personal or household use as opposed to a farm. Discussion ensued.

Also discussed was elaborating on the definition of a Farm in the regulations.

The consensus of the Commission was that the proposed regulation was a good start and going in the right direction but they were not ready to take the steps to finalize it at this point.

Mr. Hawkins also reviewed the regulation concerning accessory buildings used for residence purposes and the revised regulation that he is working on. He has made it clear in the regulation that renting the buildings to anyone other than the property owner's family or employees of the owner would not be allowed. Mr. Murphy brought up the issue of adjusting the lot size requirement and to add language to allow property owners to use existing buildings for residence purposes as in the case of barns. They also discussed a limit of one accessory building used for residence purposes per lot. Mr. Hawkins will revise the draft based on commission input and bring it back to the commission for review again in January.

### **VIII. MINUTES**

Mr. Murphy made a motion to approve the November 21, 2013 regular meeting minutes as submitted, seconded by Mr. Winne. The motion was carried unanimously, 6-0-0.

### **IX. CORRESPONDENCE**

There was no correspondence to review.

Mr. Kuras welcomed the commission's new member Jacek Bucior.

### **X. ADJOURNMENT**

Mr. Murphy made a motion to adjourn at 9:10 p.m.; seconded by Mr. O'Hara. Motion carried unanimously 6-0-0.

Submitted,

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Chester Kuras, Secretary

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