

SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
August 15, 2022

Present: Mark Winne, Chairman
Erin Golembiewski, Vice Chairman
Ginny Bromage, Secretary
Christine Sinopoli
Jeff Girard, Alternate
Jacob Byrnes, Alternate

Absent: Tracy Hespelt
Leon Litvak
Ross Wilcox, Alternate

Also Present: Bill Hawkins, AICP, Director of Planning & Development
Karen Isherwood, Town Engineer
Ellie Binns, Administrative Assistant

The proceedings of this meeting were recorded and are available on the Town website, along with all of the application materials.

I. ROLL CALL

Chairman Winne called the meeting to order at 7:00 PM as a hybrid meeting with five members in-person and one member participating remotely on the video/teleconference call. In the absence of Ms. Hespelt and Mr. Litvak, Mr. Girard and Mr. Byrnes were appointed as voting members for the meeting.

Ms. Bromage read the legal notice for the public hearing

II. PUBLIC COMMENT – None

III. PUBLIC HEARING

File # 2022-7 & 8: Request for a six (6)-lot Flexible Residential Development (FRD) subdivision and associated special permit located on the north side of Mountain Road adjacent to the West Suffield Cemetery and 1218 Mountain Road. Map 17H, Block 23, Lot 65B. Applicant – Breezy Way Farm, LLC.

Jay Ussery of J.R. Russo & Associates, LLC. Surveyors & Engineers presented the application on behalf of Breezy Way Farm, LLC. Frank Bauchiero, Jr., a member of the Breezy Way Farm LLC was also present to answer questions. Mr. Ussery described the 16.37-acre property, which includes 6.9 acres of wetlands. The property has been farmed, most recently with a tobacco crop. There is an existing tobacco barn on the property which will be become part of one of the lots in the subdivision. There is public water available and the individual septic systems have been approved by the North Central District Health Department. The Conservation Commission reviewed and approved the application at their May 10, 2022 meeting. The plan shows that the 5.45-acre open space will be part of Lot 3 in the form of a conservation easement. The plans also indicate street trees and screening trees along the southwestern property line of Lot 1. The

These minutes are not official until accepted at a subsequent meeting.

plans also show two streetlights, which will have full cut-off fixtures as required in the regulations.

Mr. Hawkins then read his report into the record describing the proposed construction of approximately 461 linear feet of road ending in a cul-de-sac to be called Elaine Drive. He noted that this is an FRD and the plan meets the regulations for this type of development. Mr. Hawkins stated that he had no problem with the sidewalk waiver request from a planning perspective given the length of road and that there are no sidewalks to connect to on Mountain Road. He also recommended that a street sign be installed prior to any new construction taking place.

Ms. Isherwood then read her report into the record, which included comments on drainage and grading. She noted that a revised drainage report was submitted on May 4, 2022 and the revised plans are dated August 3, 2022. Ms. Isherwood recommended that the final plans include the items listed in her report along with the Subdivision Standard Approval Conditions which are to be included in the approval.

Mr. Winne asked for questions from the Commission members and there was discussion about the sidewalk waiver and agricultural buffers.

Mr. Winne opened the hearing to comments from the public.

With no comments from the public or further comments from the Commission, Ms. Bromage moved to close the public hearing. The motion was seconded by Ms. Golembiewski and passed unanimously 6-0-0.

IV. OLD BUSINESS

File # 2022-7 & 8

During deliberations regarding these applications, Commissioner Golembiewski commented that the housing proposed in this subdivision will use farmland and would not contribute to the creation of a more diverse housing stock in Suffield.

With no further comments, Ms. Bromage moved to approve the waiver request for sidewalks per Section 308.a. of the Subdivision Regulations. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

Ms. Bromage moved to approve Files# 2022-7 & 8 with the conditions listed in Mr. Hawkins' report of August 11, 2022 and Ms. Isherwood's report of August 10, 2022. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

File # 83-2010: Request for a modification of the approval for the Deer Cliff subdivision (Metacomet Lane) to eliminate streetlights. Map 6, Block 58, Lots B 1-7

Mr. Hawkins explained that three streetlights were approved as part of this subdivision. The developer contacted him indicating that the lot owners do not want the streetlights due to the cost

of maintaining them. Metacomet Lane will be a private road and will be maintained by the homeowners. Five lots have been sold to individuals who all confirmed to Mr. Hawkins that they did not want the streetlights and the remaining two lots are still owned by the developer who also does not want the streetlights.

Commission members expressed their agreement with removing the streetlights from the approved plan.

Ms. Bromage moved to approve the request for a modification of the approval for File# 83-2010 to eliminate the three streetlights for Metacomet Lane. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

File # 2019-2A: Request from Hamlet Homes to set the performance bond for the Kings Meadow subdivision. Map 79H, Block 45, Lots 1-34. Applicant: Hamlet Homes, LLC.

Ms. Isherwood presented her report on the Kings Meadow performance bond with a detailed breakdown of the costs for the work on the infrastructure with what has been completed to date and what is left to complete. Based on her analysis she is recommending a bond of \$241,000.00.

Ms. Bromage moved to approve a \$241,000.00 bond for File# 2019-2A for the Kings Meadow subdivision. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

File #2013-8C: Request to set the performance bond for Phase II of the Suffield Chase subdivision. Map 55H, Block 47, Lots C16-C40. Applicant: T&M Building Co., Inc.

Ms. Isherwood presented her report on Phase II of the Suffield Chase performance bond, which will cover lots C16-C40, giving a detailed breakdown of the costs of the work on the infrastructure with what has been completed to date and what is left to complete. This will include removal of the temporary cul-de-sac on Wisteria Lane and work on the bridge. Based on those figures, she is recommending a bond of \$933,000.00.

Ms. Bromage moved to approve a \$933,000.00 bond for File# 2013-8C for Phase II of the Suffield Chase subdivision. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

File # 2017-4B: Request from Laura Builders, LLC to reduce the performance bond to the 10% level for the Hidden Way subdivision. Map 26, Block 28, Lot 7-1 to 9. Applicant: Laura Builders, LLC.

Ms. Isherwood described the work that has been completed on Laura Drive and there was a discussion on reducing the bond to the 10% level. Commission members expressed their concern about the existing barn located on a piece of open space in the subdivision, which needs to be taken down before the subdivision is completed and turned over to the homeowners association. As a result, the Commission decided to table this request until the barn situation is resolved.

Ms. Golembiewski moved to table File# 2017-4B to the September 19th meeting. The motion was seconded by Ms. Bromage and approved unanimously 6-0-0.

V. NEW BUSINESS

File 2022-9: Request from the Board of Selectmen for a CT General Statutes Section 8-24 Report to accept Hidden Way as a public road.

Ms. Isherwood reviewed the CT General Statutes Section 8-24 with the Commission and based on her inspection of the Hidden Way road, recommended a positive report to the Board of Selectmen to approve it as a town road.

Ms. Golembiewski moved to submit a positive report to the Board of Selectmen recommending acceptance of Hidden Way as a public road pursuant to Section 8-24 of the Connecticut General Statutes. The motion was seconded by Ms. Bromage and approved unanimously 6-0-0.

VI. REPORTS

Chairman – Mr. Winne commented on the recent affordable housing proposal in Enfield and recommended the Commission set aside time in a future meeting to discuss affordable housing in Suffield based on the housing plan recently adopted by the town.

Director of Planning & Development - Mr. Hawkins stated that he was asked to attend the Social Services Committee meeting on September 8th to discuss affordable housing. He also reviewed the feedback he has received from the Conservation Commission, and the WPCA on the Plan of Conservation and Development (POCD). He is planning to have a public information meeting in September for the POCD. There will be press releases and information on the Town website. Mr. Hawkins noted that he would be discussing the restoration of the Lake Road earth excavation site with BGR Materials LLC. and report back to the Commission.

VII. MINUTES

Ms. Bromage moved to approve the minutes of the July 18, 2022 regular meeting. The motion was seconded by Ms. Golembiewski approved 5-0-1, with Mr. Girard abstaining as he was not at the meeting.

VIII. CORRESPONDENCE – None

IX. ADJOURNMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 8:30 PM. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

Submitted,

Ginny Bromage, Secretary

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