

Town of Suffield
SPECIAL TOWN MEETING
AND PUBLIC HEARING

February 17, 2015

Location : Suffield High School Auditorium
1060 Sheldon Street, West Suffield @ 7:00 p.m.

AGENDA

1. Call of the Meeting
2. Selection of the Moderator
3. a. RESOLVED, that the Town Meeting of the Town of Suffield authorizes the acquisition of the emergency access easement at 157 Mountain Road.
b. Discussion, questions and answers followed by a vote.
4. a. RESOLVED, that the Town Meeting of the Town of Suffield authorizes the amendment to the cross easement agreement comprising Ffyer Place.
b. Discussion, questions and answers followed by a vote.
5. Adjournment

RETURN OF NOTICE

I HEREBY CERTIFY that on February 10, 2015, I left a duplicate of the foregoing and attached warning and notice of a Town Meeting of the Town of Suffield with Kathleen Dunai, its Town Clerk.

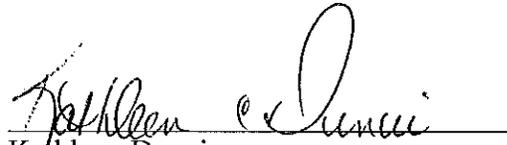
I FURTHER CERTIFY that I caused a copy of said warning and notice to be published in the Journal Inquirer, a newspaper having a circulation in said Town on February 11, 2015.

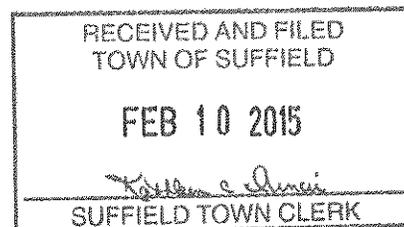
I FURTHER CERTIFY that on February 11, 2015, I caused to be set upon all the signposts within the limits of said Town and at all other places designated by the Town, a written copy of said warning and notice signed by the Board of Selectmen.

I FURTHER CERTIFY that all of the above acts were done at least five (5) days before the holding of said meeting on February 17, 2015.


Lisa Trase
Assistant to the Board of Selectmen

I hereby certify that the foregoing Notice and Return of Notice are duly recorded in the records of the Town of Suffield, Connecticut.


Kathleen Dunai
Town Clerk



LEGAL NOTICE

NOTICE OF A TOWN MEETING TOWN OF SUFFIELD

Notice is hereby given that a Town Meeting of the inhabitants of the Town of Suffield, Connecticut qualified to vote in Town Meeting, will be held in the auditorium at the **Suffield High School, 1060 Sheldon Street on Tuesday, April 14, 2015 at 7:00 p.m.** for the following purpose to wit:

1. Authorize the granting of a Right of Way and Easement to Tennessee Gas Pipeline Company LLC for Town owned property on Hill Street.
2. Authorize the granting of a Right of Way and Easement to Tennessee Gas Pipeline Company LLC for Town owned property known as Sullivan Field.
3. Authorize the granting of a Storm Drainage Easement to Connecticut CVS Pharmacy and Lauren Enterprises, LLC at 157 Mountain Road subject to the receipt of executed documents.
4. Authorize the granting of a standard utility easement to Connecticut Light & Power Company for 157 Mountain Road, proposed CVS Plaza.

Dated at Suffield, CT this 1st day of April, 2015.

BOARD OF SELECTMEN-TOWN OF SUFFIELD

Edward G. McAnaney, First Selectman
Timothy Reynolds, Selectman
Joanne Sullivan, Selectman
Brian Fitzgerald, Selectman
Edward Basile, Selectman

**Minutes of Town Meeting
February 17, 2015**

The Town Meeting was called to order by Kathleen C Dunai, Town Clerk, at 7:02 pm.

Upon nomination by Lisa Trase, 617 Halladay Avenue West with a second by Edward McAnaney, 85 Wren Drive., Paul Timothy Smith, 134 Wren Drive. Main St., was unanimously elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

Edward Basile, 528 Hale Street., with a second from Edward McAnaney, 85 Wren Drive., presented the following resolution and moved its adoption:

Resolved:

That the Town Meeting of the Town of Suffield authorizes the acquisition of the emergency access easement at 157 Mountain Road.

First Selectman Edward McAnaney discussed the motion using a PowerPoint presentation.

Discussion followed.

The amendment passed unanimously by voice vote

Edward Basile, 528 Hale Street., with a second from Lisa Trase, 617 Halladay Avenue West., presented the following resolution and moved its adoption:

Resolved:

That the Town Meeting of the Town of Suffield authorizes the amendment to the cross easement agreement comprising Ff Tyler Place

First Selectman Edward McAnaney discussed the motion using a PowerPoint presentation
The amendment passed unanimously by voice vote.

Edward Basile, 528 Hale Street., motioned to adjourn the meeting with a second by Lisa Trase, 617 Halladay Avenue West.

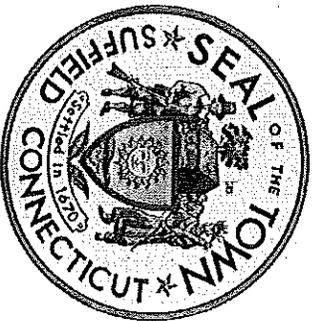
The motion to adjourn passed unanimously by voice vote.

The meeting adjourned at 7:58 pm.

Respectfully Submitted

Kathleen C Dunai

Town Clerk



Town Meeting & Public Hearing

February 17, 2015

Presented by Board of Selectmen



Town Meeting Agenda

- Authorize the acquisition of the emergency access easement at 157 Mountain Road
- Authorize the amendment to the cross easement agreement comprising Ffyller Place



View from Mountain Rd

View from Fryer Place

CVS / Pharmacy
Merck Group

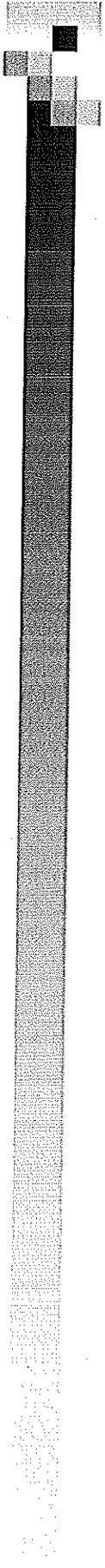
T. M. GROWLEY, INC.
ARCHITECT

SOUTH HOUSTON
17 March 2004

PROJECT NO. 04-01

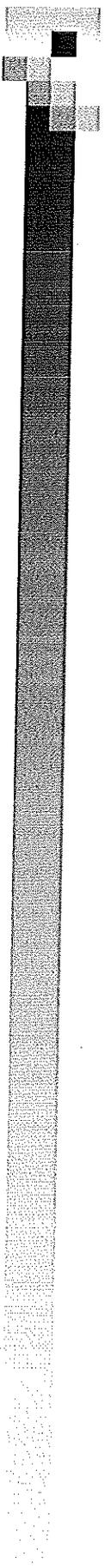


SKA Architects, Inc.
ARCHITECT



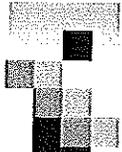
CVS Project

- New freestanding 13,600 s.f. pharmacy with drive-thru
- Approved by Zoning and Planning Commission on June 16, 2014
- CVS acquiring approximately 2 acres from Laureno Enterprises
- Actions tonight are needed to move forward with the CVS construction



Authorize the acquisition of the emergency access easement at 157 Mountain Road

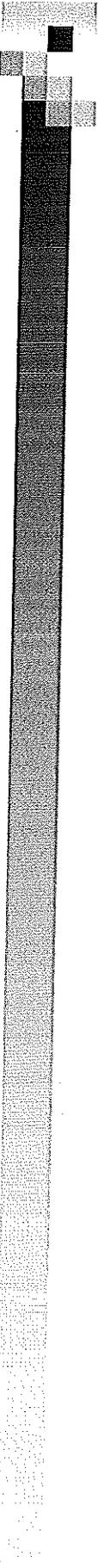
- Request of the Town of Suffield to formalize a secondary access over and through the CVS property in the case of an Emergency Event
- An event that limits the use of Ff Tyler Place for normal and safe two-way traffic passage
- Easement to be used as a detour for the general public, town maintenance operations and emergency vehicles when Ff Tyler Place is otherwise limited
- 30 foot wide permanent easement



Easement Approval

Public Input and Vote on Resolutions

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes the acquisition of the emergency access easement at 157 Mountain Road.



Authorize the amendment to the cross easement comprising Ffyer Place

- Ffyer Place is partially on Town-owned property and partially on Lareno Enterprises land
- Town and Lareno Enterprises entered into a cross easement agreement in 1977 to formalize responsibilities for Ffyer Place
- A portion of the original Town Easement Area is being utilized by the CVS project to install sidewalks and landscaping requested by the Town
- Town would release its rights to this area to Lareno Enterprises



Easement Release Approval

Public Input and Vote on Resolutions

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes the amendment to the cross easement agreement comprising Ffyer Place.