

**SUFFIELD PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
June 20, 2016**

**Present:** Mark Winne  
Ginny Bromage  
Patrick Keane  
Gina Pastula  
James Henderson  
Jeff Peak, Alternate  
Brendan Malone, Alternate

**Absent:** Mark O’Hara

**Also Present:** Bill Hawkins, Town Planner  
Eleanor Binns, Administrative Secretary

*The proceedings of this meeting were voice recorded.*

**I. ROLL CALL**

Chairman Winne called the meeting to order at 7:00 pm. He then asked Ms. Binns to take a silent roll call. In the absence of Mr. O’Hara and Ms. Pastula, the chairman appointed Mr. Peak and Mr. Malone to serve as full members for the meeting. Ms. Bromage then read the legal notice of the public hearing.

**II. PUBLIC COMMENT**

There was no public comment.

**III. PUBLIC HEARING**

**File# 2016-5: Request for a 2 lot resubdivision (Parcels A & B) located at the Redstone Farm subdivision off Boston Neck Road. Map 57H, Block 51, Lot 8**

**Applicant: Arbor Investments**

David Tagliavini, the owner of Real Dev Corp. and Arbor Investments, LLC presented the application. He described the original parcel as 45 acres which runs from Boston Neck Rd. to Heritage Trail. Phase I was already approved by the commission with 18 lots on Redstone Rd. which is now two thirds complete. The application is to separate the 24 acres of land that was proposed to be Phase II and convey it to Arbor Investments, LLC. This will not affect Phase I, as both of these phases were designed to be standalone projects meeting the criteria of a Flexible Residential Development (FRD). The open space areas indicated on the plans as Parcel B will be incorporated into the open space under the jurisdiction of the homeowners association that is part of the Redstone Farm Development, which is currently being administered by Real Dev Corp. This open space will be turned over to the homeowners association (HOA) upon approval of this application. The only construction that has been done in the area dedicated for Phase II, so far, is the access road to maintain a detention basin. The waivers that are being requested for this application only apply to the land in the undeveloped state. At such time as an application comes in to develop this property, a separate waiver request would be considered by the Commission at that time.

Mr. Hawkins then read his report into the record. He noted that the land designated for Phase II was not previously approved by the Commission, but was shown in conceptual form on the plans

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

submitted with the original application. When fully built-out, this subdivision was proposed to have a total of 41 lots. Each phase was designed to stand on its' own in terms of meeting the open space requirements. He also pointed out that any development in Phase II would have to come to the commission for approval. He detailed the requested waivers and was in accord with their approval at this time, since the application does not include any construction.

Mr. Hawkins recommended that a condition of approval would be that Parcel B would be transferred to the current Redstone HOA.

In absence of the Town Engineer, Mr. Hawkins read his report into the record. He recommended the following conditions:

- The Subdivision Plan should be labeled Resubdivision.
- The legend should include proposed iron pins and proposed monuments.
- Proposed iron pins and monuments should be added to delineate the boundaries of both parcels and the drainage easement.

Chairman Winne then opened up the hearing to anyone speaking for, against, or having general comments on the application.

Barry Bascope of 63 Redstone Rd. wanted to confirm that Parcel B would remain as open space. Albira Bykov of 70 Heritage Trail questioned if the open space would be documented.

Ms. Pastula entered the meeting at 7:20 pm.

Tod Chamberlain of 30 Heritage Trail wanted to confirm that anything that is currently open space will not change.

Mr. Tagliavini stated that it was his intention to solidify the present open space with this application and for business reasons to separate out Parcel A to another entity, specifically Arbor Investments, LLC.

With no further comments presented, Mr. Winne asked for a motion to continue or close the public hearing. Mr. Keane made a motion to close the public hearing. Mr. Malone seconded the motion which passed unanimously 6-0-0.

#### **IV. OLD BUSINESS**

**File# 2016-5: Request for a 2 lot resubdivision (Parcels A & B) located at the Redstone Farm subdivision off Boston Neck Road. Map 57H, Block 51, Lot 8**

**Applicant: Arbor Investments**

With no further discussion, Mr. Winne called for motions on the application.

Mr. Keane moved approval of the following waivers for **File #2016-5** as no new construction is involved:

- Installation of street trees per Section 402.m
- Installation of street lights per Section 918
- Installation of curbs and gutters per Section 308.c
- Installation of sidewalks 308.a

Seconded by Mr. Malone, and approved unanimously, 6-0-0.

Mr. Keane moved approval of **File #2016-5** with the following conditions:

- Parcel B is to be transferred to the current Redstone HOA and labeled open space.
- The 3 Conditions detailed in Town Engineer Gerry Turbet's report of June 17, 2016

Seconded by Mr. Henderson, and approved unanimously, 6-0-0.

#### **V. NEW BUSINESS**

There was no new business to come before the Commission.

#### **VI. REPORTS**

**Chairman** – None

**Town Planner** – Mr. Hawkins reported that the Economic Development Commission was wondering if the Planning and Zoning wants to consider adopting minimum standards for Commercial and Industrial Buildings in town. Discussion ensued on the pros and cons and what other towns have for standards. Mr. Hawkins will gather information on other towns for the Commission for further review and discussion.

He also reported that a real estate company working for Cumberland Farms had approached the town expressing interest in building a gas station/convenience store on Mountain Road which would require a text amendment to the regulations.

Mr. Hawkins has investigated whether or not the town could impose impact fees on developers and found that there is no legislative authorization for this currently. He also investigated the impact of the Hamlet on East St. in relation to the town's affordable housing percentage and found that if all apartment units and 30% of the townhouse units were built as affordable it would bring the percentage of Suffield's affordable housing stock up to approximately 7.5 % of all dwelling units in town.

Mr. Hawkins also reported that the legal case between Lake Road Materials and CLEPO is proceeding and a briefing schedule has been set with oral arguments likely starting late this year or early next year.

#### **VII. MINUTES**

Mr. Malone made a motion to approve the May 16, 2016 regular meeting minutes as submitted. The motion was seconded by Mr. Henderson and approved 6-0-0.

#### **VIII. CORRESPONDENCE – None**

#### **IX. AJOURNEMENT**

With nothing further to come before the commission, Mr. Malone made a motion to adjourn at 7:55 pm; seconded by Mr. Keane. The motion carried unanimously 6-0-0.

Submitted,

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Ginny Bromage, Secretary

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