

**SUFFIELD PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
March 21, 2022**

**Present:** Mark Winne, Chairman  
Erin Golembiewski, Vice Chairman  
Tracy Hespelt  
Leon Litvak  
Christine Sinopoli  
Ross Wilcox, Alternate  
Jacob Byrnes, Alternate

**Absent:** Ginny Bromage, Secretary  
Jeff Girard, Alternate

**Also Present:** Bill Hawkins, AICP, Director of Planning & Development  
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 and took the roll call. In the absence of Ms. Bromage, he appointed Ms. Hespelt as acting secretary and Mr. Wilcox as a voting member for this meeting.

Ms. Hespelt read the legal notice for the public hearing.

**II. PUBLIC COMMENT - None**

**III. PUBLIC HEARING**

**File 2022-1:** Request for a zone change from the WSCVD Zone to the R-45 Zone for 2.1 acres of the 16.15-acre property located on the north side of Mountain Road adjacent to the West Suffield Cemetery and 1218 Mountain Road. Map 17H, Block 23, Lot 65-B. Applicant –Breezy Way Farm, LLC.

Jay Ussery of J.R. Russo & Associates, LLC. Surveyors & Engineers presented the application on behalf of Frank Bauchiero of Breezy Way Farm, LLC. He described the property, which is a total of 16.15 acres, of which; 2.1 acres are zoned West Suffield Center Village District (WSCVD), and the remainder being in the R-45 residential zone. He explained that without the zone change the property in the WSCVD did not have enough frontage to be considered a conforming lot that meets the regulations for that zone. He also showed a concept Flexible Residential Development (FRD) subdivision plan for six single-family homes if the zone change is approved to make entire property residential.

Mr. Hawkins then read his report into the record. He noted that the property is on the eastern most edge of the WSCVD zone and explained the impediments to building on that portion of the

property to meet the regulations. The larger portion of the property, which is in the R-45 zone, does not have the required frontage to develop it for multiple single-family houses. He noted that generally, zone lines should follow property lines unlike the current configuration of the WSCVD zone. This zone change would make the entire property compatible with the surrounding residential area. Mr. Hawkins noted that the Economic Development Commission unanimously supported the zone change request at their March 17, 2022 regular meeting. The main reason was that they did not see a way to develop the 2.1 acres in a meaningful way under the existing WSCVD zoning requirements.

Mr. Winne then opened the hearing up for comments from the public.

Robert Raum of 1159 Mountain Road asked about the farm road on the property and Mr. Bauchiero stated that if the property were subdivided for single-family homes the farm road would no longer exist. Mr. Raum stated that as an abutter he did not feel the zone change would have a negative impact.

There were no other comments from the public and Ms. Hespelt moved to close the public hearing. The motion was seconded by Mr. Litvak and passed unanimously 6-0-0.

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

##### **File 2022-1**

Ms. Hespelt moved that the Planning & Zoning Commission approve the zone map amendment request to change 2.1 acres of the 16.15-acre parcel known as Map 17H, Block 23, Lot 65B from the West Suffield Center Village District Zone to the R-45 Zone as the irregular shape of the zone boundary greatly inhibits development of the area under the existing zone requirements. The motion was seconded by Mr. Litvak and passed unanimously 6-0-0.

#### **V. NEW BUSINESS -None**

#### **VI. REPORTS**

**Chairman** – Mr. Winne noted that he had received a request from John McGuire, a member of the Economic Development Commission (EDC) who is seeking volunteers to help with interviews of local businesses that the EDC is conducting. Mr. Litvak expressed interest in participating and Mr. Winne will forward his name.

**Director of Planning and Development** – Mr. Hawkins brought the Commission up to date on various subdivisions in Town that are in various stages of completion as well as the status of certain commercial properties. He also noted that the Mountain Road multi-use trail construction will start in April. In other Town business, there will be a public hearing on the Affordable Housing Plan on May 4<sup>th</sup> as part of the Board of Selectmen meeting. The Facilities Master Plan and the Town Wide Traffic & Pedestrian Safety Study are expected to be completed in the

coming months. He also noted that there are a number of farmland preservation applications in various stages of the process.

## **VII. MINUTES**

Ms. Hespelt moved to approve the minutes of the February 28, 2022 regular meeting. The motion was seconded by Ms. Golembiewski and approved 6-0-1, with Mr. Wilcox abstaining as he was not present at the meeting.

## **VIII. CORRESPONDENCE - None**

## **IX. ADJOURNMENT**

With nothing further to come before the commission, Ms. Hespelt made a motion to adjourn at 8:04 PM. The motion was seconded by Ms. Golembiewski and approved unanimously 6-0-0.

Submitted,

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Tracy Hespelt, Acting Secretary

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