

**SUFFIELD PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**April 18, 2022**

**Present:** Mark Winne, Chairman  
 Ginny Bromage, Secretary  
 Tracy Hespelt  
 Leon Litvak  
 Christine Sinopoli  
 Jeff Girard, Alternate  
 Ross Wilcox, Alternate  
 Jacob Byrnes, Alternate

**Absent:** Erin Golembiewski, Vice Chairman

**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 six commission members in-person and two members on the video/teleconference call.

In the absence of Ms. Golembiewski, he appointed Mr. Girard as a voting member for the meeting.

**II. PUBLIC COMMENT – None**

**III. INFORMAL DISCUSSION**

Suffield Public Schools to discuss Zoning Regulations pertaining to message board signage.

Larry Plano, Director of Facilities for the Suffield Public Schools distributed information to the Commission regarding new freestanding electronic message board signs for the schools. Presently there are signs in front of each building, which are outdated, need to be repaired and the letters need to be changed manually. They would like to remove the old signs and install new LED message board signs. Mr. Plano explained some of the benefits of the LED signs including the ease of changing messages, ability to show multiple messages, and that the signs can be used to display messages for the town. Commission members discussed possible changes to the current signage zoning regulations that prohibit this type of sign. They expressed concern that changing the regulations could affect business signs throughout the Town as well as concerns regarding the brightness of the sign and the frequency of changing messages. The

consensus was that staff should work with the schools to create regulations that would permit these type of signs for the Commission to consider.

#### **IV. PRE-APPLICATION CONFERENCE**

Request from Breezy Way Farm, LLC for a pre-application conference for a proposed flexible residential development subdivision 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. 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 and showed a concept Flexible Residential Development (FRD) subdivision plan for six single-family homes. They would like to have the required open space in the rear of the property to continue the current agricultural use, possibly as a part of one of the lots and encumbered by a conservation easement. The property has public water available and has already been approved for individual septic systems. There was discussion about agriculture buffers to protect the adjoining active farmland.

**V. PUBLIC HEARING - None**

**VI. OLD BUSINESS – None**

#### **VII. NEW BUSINESS**

**File # 2022-2:** Request for a special permit for a package store located at 809 Thompsonville Road. Map 86H, Block 53, Lot 130. Applicant- Mai Liquor Store, LLC.

Ms. Bromage moved to accept the application and set the public hearing for May 16, 2022. The motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

**File # 2022-3:** Request for a Zoning Regulation Text Amendment to modify Sections IV.B. Use Table, IV.D. Residential Zones and V.Y. Cannabis Establishments. Applicant: Lasa Extract, LLC.

Ms. Bromage moved to accept the application and set the public hearing for May 16, 2022. The motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

#### **VIII. COMMISSIONER TRAINING SESSION**

Attorney Carl Landolina was unable to attend due to illness. This session will be rescheduled to a later date.

#### **IX. REPORTS**

Chairman - None

Director of Planning & Development

Mr. Hawkins stated that the public hearing on adoption for the Affordable Housing Plan will be held May 4<sup>th</sup> as part of the Board of Selectmen regular meeting. The draft of the plan is currently on the Town website and in the Town Clerk's office. He also noted that he is

continuing to work on the Plan of Conservation and Development (POCD) and is considering seeking consultant help to assist with the public input process and finalizing the document.

**X. MINUTES**

Mr. Litvak moved to approve the minutes of the March 21, 2022 regular meeting. The motion was seconded by Ms. Hespelt and approved 4-0-2, with Mr. Girard and Ms. Bromage abstaining as they were not present at the meeting.

**XI. CORRESPONDENCE**

**XII. ADJOURNMENT**

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 8:00 PM. The motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

Submitted,

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Ginny Bromage, Acting Secretary

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