

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

Present: Mark Winne, Chairman
Erin Golembiewski, Vice Chairman
Ginny Bromage, Secretary
Tracy Hespelt
Leon Litvak
Christine Sinopoli
Jacob Byrnes, Alternate

Absent: Jeff Girard, Alternate
Ross Wilcox, Alternate

Also Present: Bill Hawkins, AICP, Director of Planning & Development
Colin Moll, First Selectman
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 two members on the video/teleconference call. All full members were present.

II. PUBLIC COMMENT - None

III. PUBLIC HEARING - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

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.

Ms. Bromage moved to accept the application and set the public hearing for August 15, 2022. The motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

VI. COMMISSION TRAINING SESSION

Commission attorney Carl Landolina gave an overview of the types of applications that typically come before the Commission and the rules that guide the members in participating in the process. He reviewed the role of full members and alternates, the recusal process and explained how the public hearings should be conducted. He also reviewed the criteria used to review

applications and the time lines that need to be followed, giving examples of the types of situations that come before the Commission.

VII. REPORTS

Chairman - None

Director of Planning & Development

Mr. Hawkins updated the Commission on the change to the State cannabis legislation, which no longer limits the number of retail and micro-cultivation establishments a town can have based upon population. He noted that BGR Materials is finished with the earth removal operation on Lake Road and has started the process of the restoring the property per the approved plans. He noted that he will be attending the Conservation Commission's July 26th meeting to review the draft of the Plan of Conservation and Development (POCD) with them to obtain their input. Mr. Hawkins is working on several text amendments to the regulations so they are in conformance with the changes required by Public Act 21-29. These will be discussed at a future meeting.

VIII. MINUTES

Ms. Golembiewski moved to amend the minutes of the June 20, 2022 meeting to add the following sentence under Section IV. OLD BUSINESS, File# 2022-3:

"Erin Golembiewski raised concerns with allowing the operation of a cannabis establishment in a residential zone." The motion to amend was seconded by Ms. Bromage and approved 6-0-0. Ms. Bromage then moved to approve the amended minutes. This motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

IX. CORRESPONDENCE – None

X. ADJOURNMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 8:56 PM. The motion was seconded by Mr. Litvak 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