

**SUFFIELD PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
October 16, 2023**

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

**Absent:** Ross Wilcox, Alternate

**Also Present:** Bill Hawkins, AICP, Director of Planning & Development  
Dana Steele, P.E., Town Engineering Consultant  
Colin Moll, First Selectman  
Ellie Binns, Administrative Assistant

**I. ROLL CALL**

Chairman Winne called the meeting to order at 7:00 PM as a hybrid meeting with six members in attendance and two members participating remotely on the video/teleconference call.

Ms. Bromage made a motion to add the following agenda item under Old Business:

**File # 2022-7A** - Request to set the performance bond for the Breezy Way subdivision located off Mountain Road, West Suffield. Map 17H, Block 23, Lot 65B. Applicant: Frank Bauchiero, Breezy Way Farm, LLC.

The motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

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

**II. PUBLIC COMMENT – None**

**III. PUBLIC HEARING**

**File 2023-7** - Request for a text amendment to Sections I-V & VII of the Zoning Regulations in response to requirements from Public Act 21-29. Applicant: Planning & Zoning Commission.

Mr. Hawkins reviewed the proposed text amendments, which the Commission has been discussing over the past few months. He explained that research from other municipalities and feedback from the Commission has been incorporated in to the text amendments as appropriate. The Capitol Region Council of Governments (CRCOG) reviewed the proposed regulations requiring their review and their staff found no apparent conflict with regional plans, policies, or

any concerns of neighboring towns. Mr. Hawkins then described all the changes and the reasoning for them. The majority of the changes were to bring Suffield's regulations into compliance with acts passed by the Connecticut State Legislation, particularly Public Act 21-29. Included in the changes are clarifications on Accessory Dwelling Units (ADU), the definition of the word "Character" and the changes to Parking Regulations which generated the most discussion.

Mr. Winne then opened the hearing for public comment. There were no comments from the public.

A number of Commission members said that they would like to have more time to study the proposed changes and table the discussion to the next meeting.

Ms. Bromage moved to continue the public hearing on File #2023-7 to the November 20<sup>th</sup> meeting. The motion was seconded by Mr. Litvak and passed unanimously 6-0-0.

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

File 2023-7 - Continued to November meeting.

File # 2022-7A - Request to set the performance bond for the Breezy Way Farm subdivision located off Mountain Road, West Suffield. Map 17H, Block 23, Lot 65B. Applicant: Frank Bauchiero, Breezy Way Farm, LLC.

Dana Steele of J.R. Russo & Associates presented the bond, which included a spreadsheet detailing the work needed on the subdivision and the cost for each line item. The majority of the work has already been completed including the road. It was recommended that the bond be set at the 10% maintenance bond level which is \$16,658.00. The bond will remain in effect for up to 1-year after the road is accepted by the Board of Selectmen.

Ms. Bromage moved to approve the 10% maintenance bond of File 2022-7A as presented. The motion was seconded by Mr. Litvak and approved unanimously 6-0-0.

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

#### **VI. REPORTS**

Chairman – None

Director of Planning & Development – Mr. Hawkins noted that the Affordable Housing Committee (AHC) is working on their recommendations. Ms. Golembiewski is a member of the AHC and reported that their goal is to make recommendations to the Board of Selectman by the end of the year.

**VII. MINUTES**

Ms. Golembiewski moved to approve the minutes of the September 18, 2023 regular meeting. The motion was seconded by Mr. Litvak and approved 6-0-0.

**VIII. CORRESPONDENCE – None****IX. ADJOURNMENT**

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 8:39 PM. The motion was seconded by Ms. Golembiewski and approved 6-0-0.

Submitted,

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Ginny Bromage, Secretary

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