

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
January 22, 2024**

Present: Mark Winne, Chairman
Erin Golembiewski, Vice Chairman
Ginny Bromage, Secretary
Brian Dunn
Christine Sinopoli
Leon Litvak
Jeff Girard, Alternate
Jacob Byrnes, Alternate
Geoffrey Kaplan, 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

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 eight members in attendance and one member participating remotely on the video/teleconference call.

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

II. PUBLIC COMMENT - None

III. PUBLIC INFORMATION SESSION

Kimberly Fletcher, P.E. of Barton & Loguidice described the work that will be taking place to replace the Quarry Road Bridge. The majority of the bridge was built in 1970 and has been approved for funding by the State as part of the local bridge program grant. The proposal is for the installation of twin box culverts with one being installed at a lower elevation to allow for fish passage during times of low flow. It is anticipated that construction will begin in April of this year and be completed by the end of the year. The road will be closed during this period.

IV. 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.
(Continued from December meeting)

Mr. Hawkins reviewed and summarized all the proposed changes to the regulations to make them compatible with the requirements of Connecticut Public Act 21-29. In addition to those changes, some of the proposed changes are merely housekeeping corrections to existing text. Mr. Hawkins also reviewed the advice from commission counsel, Carl Landolina advising that the regulations for Accessory Dwelling Units (ADU's) should not include an owner occupied requirement. Mr. Hawkins also noted that the changes to the parking regulations proposed were not part of the changes to the State statutes, but rather a way to give the Commission options for approval of required parking on site plans.

Mr. Winne then opened the hearing to comments from the public.

Eric Boone, 65 Barry Place spoke in favor of the ADU regulation requiring the property to be owner occupied.

With no further comments from the public or Commission, Ms. Bromage moved to close the public hearing on File #2023-7. The motion was seconded by Mr. Litvak and passed unanimously 6-0-0.

File 2023-9 – Request for a special permit/site plan approval for a composting facility located at 654 North Grand Street. Map 21, Block 23, Lots 103 & 106

Applicant: Polly-Rob, LLC.

Attorney Charles Alfano, Jr. of Alfano and Flynn, LLC. presented the application on behalf of the applicant. He introduced Kurt Lindeland and Brennan Sheehan of Polly-Rob, LLC., and Scott Atkin and Mark Zessin from consulting firm Barton and Loguidice. Attorney Alfano described the 98 acre parcel which is currently being farmed and was previously used to grow nursery stock with hoop houses. The composting is a farming operation and will use horse manure, animal bedding, and leaves with the composted product being used for potting soil. He noted that the Conservation Commission has already approved this as an as of right farming operation.

Mr. Alfano explained that the applicant has already been composting for the past 8 months on a small scale with a permit from the State. In order to expand, they need to get Suffield Planning and Zoning Commission approval and then State of Connecticut Department of Energy & Environmental Protection (DEEP) approval.

Mark Zessin displayed engineered drawings of the property where the composting process will be done. The plan shows 31 windrows of material composting and two storm water retention basins. The plan shows the existing farm road that will be used for trucks entering and leaving the site and proposed grading for storm water. The truck traffic will vary based on the season and the operation will run Monday through Saturday.

Mr. Hawkins then read his report dated 1-17-24 into the record. He summarized the documents that had been submitted including the Operation and Management Plan, which explained the composting process for a CT DEEP registered leaf composting facility with a volume of 35,000 cubic yards per year. He also noted the plan for the storage and processing areas, parking and loading, odor and dust control, and distribution. Mr. Hawkins also described the wooded buffer on the easterly side of the property and the existing row of trees along the property line to the south of the composting.

Mr. Steele presented his report of 1-16-24 stating that he had reviewed the plans, statement of purpose, project description, storm water narrative and runoff calculations and the operation and

management plan submitted by Barton & Loguidice. His report listed seven comments that he felt could be incorporated as conditions of approval. These have been discussed with the engineers at Barton & Loguidice who agreed to address his comments and revise the plan accordingly.

Mr. Winne then opened the hearing to comments from the public.

Attorney John Parks, representing Larry Tribble, 793 Hill Street asked that there be more information on the scope of the project before a vote was taken.

Art Christian, 495 Hale Street spoke in support of the plan as a farming operation noting there is no erosion evident and the swales are well defined.

Chris Walsh, 1212 South Grand Street spoke in favor, stating that this project represents a good evolution of farming.

Art Christian, Jr., 1097 River Blvd. spoke in support of this as an agricultural use, noting the farms to the north and south and that composting is defined as a farming operation.

Elizabeth Johnson, 502 North Grand Street, was concerned about the impact on her property with regard to flooding. She felt that the aerial view did not reflect the property as it is now and requested that someone walk the property.

Karl Christian, 450 North Grand Street spoke in favor of the application stating that he felt the swale on the property would protect against flooding.

Mark Zessin stated that the windrows would generate less runoff than the hoop houses that were existing. Dana Steele also noted that they are not increasing the amount of impervious surfaces. He will visit the site and have additional contact with the engineers from Barton & Loguidice to have more details presented.

With no further comments from the public or Commission, Ms. Bromage moved to continue the public hearing on File #2023-9 to the February 26th regular meeting. The motion was seconded by Ms. Golembiewski and passed unanimously 6-0-0.

V. OLD BUSINESS

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.

Ms. Golembiewski moved to approve the text amendments to the Zoning Regulations Sections I, II, IV and V as submitted in application **File 2023-7** with an effective date of February 10, 2024.

The motion was seconded by Ms. Bromage and approved 4-0-2 with Ms. Sinopoli and Mr. Dunn abstaining.

Ms. Golembiewski moved to approve the text amendments to the Zoning Regulations Section III, submitted in application **File 2023-7** striking the Owner Occupied requirement with an effective date of February 10, 2024. The motion was seconded by Ms. Bromage and denied 2-4-0 with Mr. Winne and Ms. Golembiewski voting in favor.

Ms. Golembiewski moved to approve the proposed Section III.U. Accessory Dwelling Units, as submitted with an effective date of February 10, 2024. The motion was seconded by Ms. Bromage and approved unanimously 6-0-0.

Ms. Golembiewski moved to approve the text amendments to the Zoning Regulations Section III.F.3 as submitted in application File 2023-7 with an effective date of February 10, 2024. The motion was seconded by Ms. Bromage and approved unanimously 6-0-0.

Ms. Golembiewski moved to approve the text amendments to the Zoning Regulations Section VII adding Sections VII.D.13 & VII.D.14 submitted in application File 2023-7 an effective date of February 10, 2024. The motion was seconded by Ms. Bromage and approved 4-2-0 with Ms. Sinopoli and Mr. Dunn opposed.

File 2023-9 - Continued to February meeting.

- Commission open feedback discussion on the 140 & 156 South Main Street development scenario presentation from December meeting.

Chairman Winne asked for feedback from commissioners on last month's informal discussion about 140 and 156 South Main Street. There was discussion about the desire to have affordable housing in Town and a more varied housing stock and the need for more apartments for the elderly. Commission members asked Mr. Hawkins to provide information about "cottage court" developments. Members addressed having as much open space as possible and maximizing the setbacks. Three commission members felt that it was not appropriate to give feedback to the property owner.

VI. NEW BUSINESS - None

VII. REPORTS

Chairman – None

Director of Planning & Development – Mr. Hawkins noted the changes to the building department staff with Lionel Mailloux retiring and Kimberly Rogers accepting a State position. There are interviews taking place to fill the positions.

VIII. MINUTES

Ms. Bromage moved to approve the November 2023 minutes with the following corrections: Under roll call, correct to read five members in attendance and two members participating remotely and under New Business, the last sentence of the first paragraph after "contain language" add the words "in Section IV.N.16 (page 34)". The motion was seconded by Ms. Golembiewski and passed 5-0-1 with Mr. Dunn abstaining as he was not at the meeting.

Ms. Golembiewski moved to approve the December 2023 minutes. The motion was seconded by Mr. Litvak and approved 5-0-1 with Ms. Bromage abstaining as she was not at this meeting.

IX. CORRESPONDENCE – Mr. Winne noted that a letter was received that a commercial battery storage facility was before the State Siting Council for a property on Ucar Street

X. ADJOURNMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 10:31 PM. The motion was seconded by Mr. Dunn and approved 6-0-0.

Submitted,

Ginny Bromage, Secretary

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