

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
March 18, 2024**

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

Absent: Leon Litvak

Also Present: Bill Hawkins, AICP, Director of Planning & Development
Dana Steele, P.E., Consultant Town Engineer
Derek Donnelly, Town Attorney
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. Since Ms. Golembiewski was not in attendance for the February meeting, Mr. Winne asked her if she had listened to the recording of the February meeting and reviewed all documents for File 2023-9 and if she was prepared to deliberate and possibly vote on the application and she replied in the affirmative. In the absence of Mr. Litvak, Mr. Winne appointed Mr. Girard as a voting member for the meeting.

Ms. Sinopoli objected to the appointment of Mr. Girard stating that a Republican should be appointed. Attorney Donnelly advised that the appointment is the prerogative of the Chair and Mr. Winne stated that the Commission has always rotated the alternates for appointment and it was Mr. Girard's turn.

II. PUBLIC COMMENT - None

III. PUBLIC HEARING - None

IV. OLD BUSINESS

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.

Mr. Winne asked Attorney Donnelly to address the subject of the Petition to Intervene that had been received on behalf of Elizabeth Johnston at the February meeting. Attorney Donnelly distributed copies of his memo explaining the process of granting the pleading to intervene. He stated that the Commission had acted appropriately by accepting Ms. Johnston's verified pleading, allowed her to present evidence and to participate fully. He suggested that the Commission formally vote to grant intervenor status prior to entering deliberations on the application and that all the material presented and submitted by the intervenor be considered during the deliberations.

Ms. Golembiewski moved to approve the petition to intervene from Elizabeth Johnston and grant her intervenor status for the Polly-Rob application File # 2023-9. The motion was seconded by Mr. Dunn and approved unanimously 6-0-0.

Mr. Hawkins read his memo into the record which explained that special permits allow a use of property in a manner expressly permitted under the zoning regulations, but the proposed use must comply with the regulations and conditions may be imposed if necessary to protect the public health, safety, and welfare of the neighboring properties. His report then gave a list of nine suggested conditions that could address those concerns and he noted that additional conditions could be added.

Ms. Sinopoli spoke about the amount of material that would be at the site, stating that she felt this was an industrial use and not farming as the Conservation Commission had ruled. There was discussion about farming versus industrial uses and Mr. Hawkins explained his opinion about the regulations and that composting as proposed in this application is a permitted special permit use in residential zones. Ms. Sinopoli asked for more information to address this question. Attorney Donnelly explained that no additional information can be brought in since the public hearing was closed at the last meeting.

Commission members discussed the length of time that the permit should be issued for so that they can determine if there are any impacts to neighboring properties from the operation and to revisit the conditions of approval if deemed necessary. They also discussed the potential impacts from the truck traffic and if it could be monitored or if a traffic study could be requested. Attorney Donnelly again explained that no additional testimony or information could be received.

Mr. Hawkins and Attorney Donnelly explained that if the permit was approved the Zoning Enforcement Officer would investigate any complaints that were made if the owner was not adhering to the conditions of approval.

Town Engineering Consultant, Mr. Steele then read his report into the record which addressed the concerns raised in the report of consulting engineer, Steven Trinkaus who reviewed the application on behalf of the intervenor. Mr. Steele stated that after considering all 47 of those comments he revised some of his previous suggested conditions. He listed 15 conditions of approval for the Commission to consider. He also noted that the site plan submitted by the applicant was accurate based on his site walk of 1/31/24.

There was discussion about monitoring air quality and the role of the Connecticut Department of Energy & Environmental Protection (DEEP) in that regard. Members discussed the application that would be submitted to the DEEP and the reports that would be part of the operation. Discussion took place about limiting the volume of composting materials coming into the site to no more than the 35,000 cubic yards as stated in the application.

Commission members stated that the reason they were adding conditions to the permit is to address the concerns that had been raised in the public hearing.

With no further questions or discussion, Mr. Winne called for a vote.

Ms. Golembiewski moved to approve **File 2023-9** special permit/site plan for a composting facility located at 654 North Grand Street with the conditions enumerated in the Director of Planning & Development's memorandum dated March 18, 2024 with one modification to the permit expiration date from three years to two years, and conditions 1-15 listed in the Consultant Town Engineer's memorandum also dated March 18, 2024. In addition to the conditions listed in these memoranda the following conditions of approval were added:

- A copy of all submission materials for the Department of Energy & Environmental Protection (DEEP) license application for the facility shall be submitted to Planning and Zoning staff.
- The amount of material coming into the composting facility shall not exceed 35,000 cubic yards annually.

The motion was seconded by Ms. Bromage and passed 4-2-0, with Mr. Winne, Ms. Golembiewski, Ms. Bromage and Mr. Girard voting in favor and Ms. Sinopoli and Mr. Dunn voting opposed.

V. NEW BUSINESS

File 2024-1 Request from Christopher Legiadre for a Zoning Regulations text amendment to Section III.U. Accessory Dwelling Units.

Mr. Hawkins noted that the applicant had requested the hearing be set for the Commission's regular meeting in May.

Ms. Bromage moved to accept the application and schedule the public hearing for the May 20, 2024 regular meeting. The motion was seconded by Ms. Golembiewski and approved 6-0-0.

VI. REPORTS

Chairman – Mr. Winne reported on the Affordable Housing Advisory Committee and encouraged the Commission members to follow their work. Their next meeting is April 11th, and can be accessed via Zoom.

Director of Planning & Development – Mr. Hawkins updated the Commission noting projects under construction including the installation of additional tennis courts at Suffield Academy and

the Public Works cold storage building on Ff Tyler Place. He also noted that the Kings Meadow subdivision will be doing site work and Suffield Chase is now into Phase II. Other updates noted are the Madigan Circle appeal is on the docket for the Connecticut Supreme Court, and the owner is also considering a CT General Statutes Section 8-30g project for that property. In the economic development category, the owner of the building at 1120 Harvey Lane is considering building warehouse/distribution facilities on adjacent property they own located on Harvey Lane and Ucar Street. He also reported that a battery storage facility is being considered for a property on North Grand Street which would be need to be approved by the Connecticut Siting Council.

Ms. Bromage, as a member of Environmental & Sustainability Task Force announced that there is a town wide “Clean Up Day” event on April 27th and a composting program at the Senior Center on April 1st and invited members to attend.

VII. MINUTES

Ms. Bromage moved to approve the February 26, 2024 minutes. The motion was seconded by Mr. Dunn and approved 5-0-1, with Ms. Golembiewski abstaining as she was not at the meeting.

VIII. CORRESPONDENCE – None

IX. ADJOURNMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 9:20 PM. The motion was seconded by Ms. Golembiewski 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