

**SUFFIELD
PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
August 19, 2024**

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

Absent: Mark Winne, Chairman

Also Present: Bill Hawkins, AICP, Director of Planning & Development
Ellie Binns, Administrative Assistant

The proceedings of this meeting were recorded and are available on the Town website along with the application materials.

I. ROLL CALL

In the absence of Chairman Winne, Vice Chairman, Golembiewski called the meeting to order at 7:00 PM as a hybrid meeting with five members in attendance and two members remote. Ms. Golembiewski appointed Mr. Byrnes and Mr. Girard as voting members for the meeting.

II. PUBLIC COMMENT

Eric Boone, 65 Barry Place spoke in reference to the recent applications and public hearings for the properties at 140 and 156 South Main Street. He stated his opinion that all three properties should be addressed as one entity. He wanted the Commission to be aware that some residents on Barry Street, South Main and Ellison Streets tried to work with the property owner and had come up with an alternate plan of development for the property without success.

III. PUBLIC HEARING -None

IV. OLD BUSINESS -None

V. NEW BUSINESS

Ms. Bromage moved to correct the file number for the first application under new business from **File 2024-3** to **File 2024-3 & 2024-3A**. The motion was seconded by Mr. Dunn and approved 6-0-0.

File 2024-3 & 2024-3A – Request for a two (2)-lot resubdivision and associated special permit for rear lot located at 1311 Newgate Road. Map 6, Block 10, Lot 31C. Applicant- Richard Gemme

Ms. Bromage moved to accept the application and schedule the public hearing for the September 16, 2024 regular meeting. The motion was seconded by Mr. Dunn and approved 6-0-0.

These minutes are not official until accepted at a subsequent meeting.

File 2024-4 – Request for a two (2)-lot resubdivision located at 1071 River Boulevard. Map 84H, Block 54, Lot 14. Applicants- Ann Marie Kimmett, James Kimmett, and Terry Durkin

Ms. Bromage moved to accept the application and schedule the public hearing for the September 16, 2024 regular meeting. The motion was seconded by Mr. Dunn and approved 6-0-0.

VI. REPORTS

Chairman – None
Director of Planning & Development

Mr. Hawkins reported that an application has been submitted to the Conservation Commission for Phase II of the Eastwoods Active Adult development off East Street South. The original approval was granted by the Planning and Zoning Commission in 2003. He also reported that there was no appeal of the decision for the St. Joseph application and that Leon Litvak has resigned from the Commission.

VII. MINUTES

Ms. Bromage moved to approve the July 15, 2024 minutes. The motion was seconded by Mr. Dunn and approved 6-0-0.

Ms. Sinopoli moved to amend the minutes of July 18, 2024 to note that Mr. Dunn also objected to Attorney Blume’s request that Ms. Sinopoli recuse herself and that on page 3 under IV. Old Business to change the sentences to read as follows:

“She referenced Section I.C. of the Zoning Regulations noting uses not stated as permitted are prohibited. In addition, the new property lines were done 3/19/24, asserting that the property may not qualify for adaptive reuse because the property lines were recently revised.”

The motion was seconded by Mr. Dunn and approved 5-0-1, with Mr. Byrnes recusing himself as he was not at the meeting.

Ms. Bromage moved to approve the July 18, 2024 minutes as amended. The motion was seconded by Mr. Dunn and approved 5-0-1, with Mr. Byrnes recusing himself as he 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 7:23 PM. The motion was seconded by Mr. Byrnes 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