

TOWN CLERK  
SUFFIELD, CT

2025 FEB 21 AM 11:53

REC'D BY:



**SUFFIELD PLANNING AND ZONING COMMISSION AGENDA**  
**REGULAR MEETING**  
7:00 PM –February 24, 2025  
**TOWN HALL MEETING ROOM, 83 MOUNTAIN ROAD**  
**HYBRID MEETING – IN-PERSON WITH REMOTE ZOOM OPTION**  
**To Join Zoom Meeting via phone please dial:**  
**Call in number: 1-646-876-9923**  
**Meeting ID: 860 9832 7576**  
**Password: 879886**

Documents related to the agenda can be viewed at the Town Hall in the Town Clerk's office or the Planning and Zoning Office. Documents may also be viewed on-line using the following link: <https://www.suffieldct.gov/departments/pz> and click on Application Supporting Documents.

**I. ROLL CALL**

**II. PUBLIC COMMENT**

**III. PUBLIC HEARINGS**

**File # 2025-1:** Site plan application pursuant to Connecticut General Statutes Section 8-30g to convert the building located at 140 South Main Street (St. Joseph's Church) into 12 residential apartments. Map 44H, Block 47, Lot 217.  
Applicant: James McMahon,

**IV. OLD BUSINESS**

**File # 2024-6:** Request for site plan approval for the 32-unit Phase II of the Eastwoods age restricted condominium development located off Juniper Lane. Map 78H, Block 47, Lot 91.  
Applicant: MJL Realty Investments, LLC. (Tabled from January Meeting)  
Discussion and possible decision

**File # 2019-2B:** Performance bond review and possible increase pursuant to Section 1103 of the Subdivision Regulations for the Kings Meadow subdivision located off of East Street South. Map 79H, Block 45, Lots 1-34. (Tabled from January Meeting)  
Discussion and possible decision.

**File # 2025-1:** Site plan application pursuant to Connecticut General Statutes Section 8-30g to convert the building located at 140 South Main Street (St. Joseph's Church) into 12 residential apartments. Map 44H, Block 47, Lot 217.  
Applicant: James McMahon  
Discussion and possible decision.

**V. NEW BUSINESS**

**File # 2025-2:** Site plan application for a ground mounted solar array on Suffield Academy property. Map 33H, Block 30, Lot 101.

Applicant: CTEC Solar

Discussion and possible decision.

**File #2025-3:** Connecticut General Statutes Section 8-24 Referral - Transfer of 0.65-acre town owned cemetery on Phelps Road to the Mountain Burying Ground Association. Map 5, Block 10, Lot 4.

Discussion and possible decision.

**VI. REPORTS**

Chairman -

Director of Planning & Development -

**VII. MINUTES** - January 23, 2025 Special Meeting, January 27, 2025 Regular Meeting

**VIII. CORRESPONDENCE**

CT Federation of Planning & Zoning Agencies annual meeting.

**IX. ADJOURNMENT**