

REC'D BY EWB
SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
April 21, 2025

Present: Mark Winne, Chairman
Ginny Bromage, Secretary
Brian Dunn
Christine Sinopoli
Scott Guilmartin
Jeff Girard, Alternate
Jacob Byrnes, Alternate
Geoffrey Kaplan, Alternate
Absent: Erin Golembiewski, Vice Chair
Also Present: Bill Hawkins, AICP, Director of Planning & Development

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

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 remote. In the absence of Ms. Golembiewski, Mr. Winne appointed Mr. Byrnes as a voting member.

II. PUBLIC COMMENT - None

III. PUBLIC HEARING - None

IV. OLD BUSINESS - None

V. NEW BUSINESS - None

File 2025-4 – Site plan application for a ground mounted solar array located on town property to the north of the transfer station/landfill at 2715 Mountain Road, Map 9, Block 9, Lot 8. Applicant- VCP Suffield LF, LLC (Verogy)

Ms. Bromage moved to accept File 2026-4 and schedule the public hearing for May 19, 2025. The motion was seconded by Mr. Guilmartin and approved unanimously 6-0-0.

VI. REPORTS

Chairman – None

Director of Planning & Development – Mr. Hawkins gave an update on the King's Meadow subdivision noting that a letter was sent by the developer to residents indicating that work on the sidewalks and the road will begin this week. He also stated that the increased bond has been

submitted by the developer in accordance with the decision at last month's meeting. Mr. Hawkins also mentioned that he has been following up on a missing cover for a concrete drainage structure in the open space for this subdivision. Mr. Hawkins reported that there were no appeals of the St. Joseph's Church decision and the applicant is working with Attorney Landolina on language for the required lighting easement. Mr. Hawkins is preparing a memorandum on affordable housing financing options for the Board of Selectmen to be presented at the end of May. He also made the Commission aware of a recent Connecticut Supreme Court ruling regarding short term rentals and suggested that the Commission might want to revise the current regulations if they want to address this use of a property. He also spoke of other text amendments that the Commission might want to address including suggestions from the Design Review Board on signage and design standards, lot coverage, prohibited uses, and other possible updates. It was suggested that Mr. Hawkins list the potential amendments for the Commission to address for a future meeting.

Mr. Guilmartin reported that he will continue to follow up on getting a response to the letter that was sent to the Board of Education regarding the bus stop situation at the Kings Meadow subdivision.

VII. MINUTES

Ms. Bromage moved to approve the March 17, 2025 regular meeting minutes. The motion was seconded by Mr. Dunn 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 7:14 PM. The motion was seconded by Mr. Dunn and passed 6-0-0.

Submitted,

Ginny Bromage, Secretary

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