

2026 FEB 13 AM 11:40

1

REC'D BY: mu

**SUFFIELD PLANNING & ZONING COMMISSION  
MINUTES OF SPECIAL MEETING  
February 9, 2026**

**Present:** Jacob Byrnes, Chairman  
Christine Sinopoli, Vice Chair  
Brian Dunn, Secretary  
Ginny Bromage  
Jeff Girard  
Jen Metcalf  
Art Christian II, Alternate  
Geoffrey Kaplan, Alternate  
Kevin Keane, Alternate

**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**

Chairman Byrnes called the hybrid meeting to order at 7:00 PM with all members and alternates present.

**II. PUBLIC COMMENT - None**

**III. INFORMAL DISCUSSION**

Request from LADA, PC for an informal discussion for a 250-unit residential project consisting of 210 apartments and 40 townhouse rental units on a 24.3-acre former lumber yard site located on Ff Tyler Place. Map 34H, Block 32, Lot 2-2

Jon Vosburgh of Selective Development, LLC introduced his partner, Eric Brown, and Terry Hahn of LADA, PC, the project land planner. Mr. Vosburgh presented an overview of the development team's prior projects in Canton and Granby, Connecticut, and provided background on the subject property.

The proposal includes seven three-story apartment buildings (30 units each) on the western portion of the site and eight additional buildings containing 40 townhouse units. The development would offer one-, two-, and three-bedroom units and include a clubhouse.

Under the current zoning, the parcel could be developed with up to 45 residential units as the sole use, or with a combination of residential and commercial uses. If developed as mixed use, the residential component would be required to be accessory to a primary commercial use. The applicant intends to pursue a text amendment to permit up to 15 units per acre within the Town Center Village District (TCVD) for residential development as a sole use, citing market demand for residential development rather than mixed-use.

Ffyer Place, which serves as the access roadway to the site, is partially owned by the Town and Laureno Enterprises, LLC. The applicant indicated an intent to dedicate the road to the Town as a public road.

Commission comments included encouraging inclusion of affordable and/or senior housing components. The Commission also noted the potential positive economic impact to the Town. Discussion also reflected that the proposed text amendment would represent a significant policy change and that potential impacts to municipal infrastructure should be carefully evaluated given the scale of the project. Some members also referenced the Town's Plan of Conservation and Development as identifying this area as appropriate for higher-density development. The applicant stated that the design would incorporate substantial landscaping and screening, avoid floodplain areas, and include traffic and infrastructure impact studies, including school enrollment projections.

Construction is estimated to take approximately 2.5 years from groundbreaking to completion.

#### **IV. PUBLIC HEARINGS**

**File # 2025-13:** Request for a text amendment to add Section V.Z. Keeping of Pigs, to the Zoning Regulations. Applicant – Suffield Planning and Zoning Commission (continued from the December meeting)

Mr. Hawkins presented the final revised draft incorporating changes discussed at the December hearing. The intent statement and enforcement provisions were clarified.

The regulation permits up to eight (8) pigs on parcels of five or more acres. Keeping nine (9) or more pigs would require a special permit. Existing facilities in operation prior to the effective date would be grandfathered.

Mr. Hawkins noted that the amendment updates agricultural regulations by establishing specific standards for keeping pigs, consistent with state health and agricultural guidelines, while addressing impacts to neighboring properties, the environment, and traditional farming practices.

Commission members expressed support for the revised draft.

Chairman Byrnes opened the public hearing; no comments were received.

Mr. Girard moved to close the public hearing. Seconded by Mr. Dunn. Motion passed unanimously (6-0-0).

#### **V. OLD BUSINESS**

**File # 2025-13**

Mr. Dunn moved to approve the text amendment adding Section V.Z. Keeping of Pigs to the Zoning Regulations, effective March 2, 2026, as presented. Seconded by Mr. Girard. Motion passed unanimously (6-0-0).

**VI. NEW BUSINESS**

**Files 2026-1 & 2:** Request for a twenty-four (24)-lot Flexible Residential Development (FRD) subdivision and associated special permit located off of Copperhill, Griffin, and Lake Roads. Map 9H & 11H, Block3, Lots 20A & 272. Applicant – William Wilson

Mr. Dunn moved to accept Files #2026-1 and #2026-2 and schedule a public hearing for the March 16 regular meeting. Seconded by Ms. Bromage. Motion passed unanimously (6-0-0).

**VII. REPORTS**

Chairman – None

Director of Planning & Development – None

**VIII. MINUTES**

Mr. Dunn moved to approve the minutes of the December 15, 2025 regular meeting with the following corrections:

- Replace Jeff Girard listing as an alternate with Art Christian, Jr.
- List Brian Dunn as Secretary instead of Ginny Bromage.

Seconded by Mr. Girard. Motion passed unanimously (6-0-0).

**IX. CORRESPONDENCE - None****X. ADJOURNMENT**

With no further business, Ms. Bromage moved to adjourn at 8:05 PM. Seconded by Mr. Dunn and approved 6-0-0.

Submitted,

---

Brian Dunn, Secretary

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

**THIS PAGE INTENTIONALLY  
LEFT BLANK**