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**Minutes of Suffield Town Meeting
06/26/2025**

The Town Meeting of the Town of Suffield was called to order by Town Clerk Michele Urch, at 7:16 PM. The Town Meeting was held at the Suffield Middle School, 350 Mountain Road, Suffield, CT.

Kristen Lambert, 22 Old Farms Lane, with a second by Robert Hespelt, 875 Copper Hill Road, nominated Ed McAnaney, 85 Wren Drive, to serve as moderator.

There were no additional nominations from the floor. Ed McAnaney was elected moderator by a voice vote.

Moderator McAnaney asked those in attendance to stand for the Pledge of Allegiance.

Town Clerk Michele Urch read the Legal Notice into record as published in the Hartford Courant on June 18, 2025.

Derek Donnelly, 988 Russell Avenue, with a second by Kristen Lambert, 22 Old Farms Lane, made a motion to waive paper ballots and vote by voice vote.

The motion passed by voice vote.

Town Clerk Michele Urch, with a second by Erica Boucher, 71 Woodland Terrace, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield approves the sale of 1148 South Street to Martin M. Downey for \$515,000.**
- **Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.**

The motion passed by voice vote.

Town Clerk Michele Urch, with a second by, Derek Donnelly, 988 Russell Avenue, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield authorizes a twenty-year lease with three, five-year extensions through 2060 for 5.8-acres of town property to the north of the transfer station at 2715 Mountain Road to Verogy.**
- **Further Resolved: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.**

The motion was ultimately passed by a paper ballot vote of 41 yes and 23 no votes. A voice vote and show of hands did not produce a decisive vote.

Town Clerk Michele Urch, with a second by Michael Haines, 50 Sunset Drive, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield accepts the transfer of the cemetery property on Mountain Road owned by the West Suffield Cemetery Association, as approved by the Board of Selectmen and Board of Finance.**
- **Further resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.**

The motion passed unanimously by voice vote.

Town Clerk Michele Urch, with a second by Kristen Lambert, 22 Old Farms Lane, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield authorizes the transfer of the Phelps Road Cemetery to the Mountain Burying Ground Association for no consideration.**
- **Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.**

The motion passed unanimously by voice vote.

Town Clerk Michele Urch, with a second by Kristen Lambert, 22 Old Farms Lane, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield approves the Right to Farm Ordinance.**

The motion passed by voice vote.

Town Clerk Michele Urch, with a second by Kristen Lambert, 22 Old Farms Lane, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield authorizes a five-year lease renewal through March 31, 2030 for the 10.11 -acre property known as the Stratton Farms Open Space parcel to Nowak Farms LLC.**
- **Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.**

The motion passed unanimously by voice vote.

Town Clerk Michele Urch, with a second by Sandra Janik, 380 Prospect Street, presented the following motion.

- **Resolved: That the Town Meeting of the Town of Suffield authorize a five-year lease renewal through March 31, 2030 for the 15.2-acre property known as the Malec Farms Open Space parcel to Bielonko Farms, LLC.**
- **Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.**

The motion passed unanimously by voice vote.

Donald Miner, 1855 Mapleton Avenue, with a second by Colin Moll, 12 Audubon Drive, motioned to close the June 26, 2025 Town Meeting.

The motion to adjourn passed unanimously.

The meeting concluded at 7:43 PM.

Respectfully Submitted,

Michele Urch, CCTC

Town Clerk

LEGAL NOTICE
NOTICE OF SPECIAL TOWN MEETING
TOWN OF SUFFIELD

Notice is hereby given that a Special Town Meeting of the inhabitants of the Town of Suffield, Connecticut, qualified to vote in a Town Meeting, will be held at the Auditorium in Suffield Middle School, 350 Mountain Road, Suffield, CT on Thursday, **June 26, 2025** at **7:00 p.m.** for the following purposes to wit:

1. To consider and act upon the sale of 1148 South Street, as approved by the Board of Selectmen
2. To consider and act upon a lease agreement with Verogy for 5.8 acres of town property (MBL 9, 9, 8) located to the north of the landfill to be used for a solar farm for a term of twenty years with three, five-year extension options, as approved by the Board of Selectmen.
3. To consider and act upon the acceptance of the cemetery property on Mountain Road owned by West Suffield Cemetery Association, as approved by the Board of Selectmen and Board of Finance.
4. To consider and act upon the transfer of the Phelps Road Cemetery property to the Mountain Burying Ground Association, as approved by the Board of Selectmen.
5. To consider and act upon a Right to Farm Ordinance, as approved by the Board of Selectmen.
6. To consider and act upon the five-year lease renewal through March 31, 2030 for the 10.11-acre Stratton Farms open space property to Nowak Farms, LLC, as approved by the Board of Selectmen.
7. To consider and act upon the five-year lease renewal through March 31, 2030 for the 15.2 acre Malec Farms open space property to Bielonko Farms, LLC, as approved by the Board of Selectmen.

Copies of supporting materials may be found on the Town website at www.suffieldct.gov or by visiting the Town Clerk's Office, 83 Mountain Road, Suffield, CT beginning on June 18, 2025.

Dated at Suffield, Connecticut this 17th day of June, 2025.

BOARD OF SELECTMEN

Colin Moll, First Selectman
Klaire Bielonko, Selectman
Mel Chafetz, Selectman
Kathleen Harrington, Selectman
Peter Hill, Selectman



Town of Suffield

**Public Information Session 6PM &
Town Meeting 7PM
June 26, 2025**

Items for Discussion

1. Sale of Town owned property on 1148 South Street
2. Lease of Town owned property at the landfill to Verogy for solar use
3. Acceptance of West Suffield Cemetery on Mountain Road
4. Transfer of Town owned cemetery property on Phelps Road to Mountain Burying Ground Association
5. Right to Farm Ordinance
6. Lease renewal to Nowak Farms of Town owned property, Stratton Farms Open Space
7. Lease renewal to Bielonko Farms of Town owned property, Malec Farms Open Space

Sale of Town Owned Property at 1148 South Street

- 21.01 acres in total with 7.38 acres of wetlands.
- Zoned for light industrial uses. All utilities available to the property.
- Shared driveway with 1150 South Street.
- Buyer is Martin Downey of Westhampton, Ma who represents a group of investors.



Sale of Town Owned Property at 1148 South Street

- Economic Development Commission recommended the sale to the Board of Selectmen at their June 20, 2024 regular meeting.
- The Board of Selectmen approved the sale at their May 6, 2025 special meeting and referred the transaction to Town Meeting for final approval.
- Next steps include executing a purchase and sale agreement and local land use approvals.



QUESTIONS or
COMMENTS?

Lease town-owned land to Verogy

- Verogy is a West Hartford based clean energy company specializing in solar energy development.
- The town has been working with Verogy to develop a solar array on the property north of the transfer station at 2715 Mountain Road.
- Proposal is to lease 5.8-acres of the 33-acre property to Verogy for the purpose of building a 0.9 MW solar array.
- Approximate lease area is shown in green outline on map.



Local Approval Process

- Board of Selectmen approved the lease and referred to Town Meeting on February 5, 2025.
- Conservation Commission reviewed and approved the plans after public hearing on May 27, 2025.
- Planning & Zoning Commission reviewed and approved the plans after public hearing on June 16, 2025.
 - Changes were made to the plans in response to abutter concerns including additional screening and relocated driveway entrance.

Key Lease Provisions

- Initial Term: 20 years, with three 5-year extensions possible (up to 35 years total).
- Decommissioning assurance required by submission of letter of credit, bond, or other acceptable form of guarantee.
- Liability insurance required.
- Maintenance requirements include mowing three times per year, fence upkeep, stormwater system management.
- Rent - \$65,000/year. No taxes due in addition to rent. Amount is above market rate for a project of this size due to property being considered part of the landfill.



QUESTIONS or
COMMENTS?

Acceptance of West Suffield Cemetery

- The West Suffield Cemetery has been managed and cared for by the West Suffield Cemetery Association
- The Association will be dissolving and has offered the property and all assets to the Town
- Should the Town not accept at Town Meeting, the Town will still be responsible for the care and maintenance if the cemetery is abandoned and will need to undertake a lengthy statutory process to acquire the cemetery.



Acceptance of West Suffield Cemetery

- Steps Completed:
- Association amends bylaws to allow donation of cemetery
- Association formerly requests the Town accepts the donation
- Board of Selectmen at their 5/21 meeting formerly accepts and refers to Town Meeting
- Board of Finance at their 6/9 meeting accepts funds

Acceptance of West Suffield Cemetery

Next Steps:

- The Town will file all necessary records on the Town's land records to formally memorialize and record the decision of the Town Meeting and the transfer of the Cemetery to the Town.
- The Town will set up a formal Trust account to hold the Association's money and to enable the Town to run the business of the Cemetery.
- The Town will set up a small advisory board to oversee the running of the cemetery.
- The Town will establish a contract with the Cemetery's current sexton so that they can continue to provide sexton services to the Cemetery on the Town's behalf.
- The Town is already engaged in similar activities for the cemeteries that are already in its possession. See Ordinances of the Town of Suffield § 169-2 (entitled "Management of Funding for Cemeteries").
- Establish an advisory/oversight committee



QUESTIONS or
COMMENTS?

Transfer of Phelps Road Cemetery Property to Mountain Burying Ground Association

- Elijah Phelps deeded the 0.65-acre property to Suffield & Granby in 1788.
- Mountain Burying Ground Association has maintained the cemetery since 1867.
- In 1996 the association purchased the adjacent 1.5 acres for cemetery expansion.
- The association has never requested funding from the Town for maintenance.
- In 2024, they asked if the Town would transfer the property to them.



Transfer of Phelps Road Cemetery Property to Mountain Burying Ground Association

Reasons For The Request & Financial Impact

- Association has always maintained the cemetery.
- Ownership simplifies insurance and administrative responsibilities.
- No financial impact from transferring ownership. Cemetery would remain tax exempt if owned by the association.

Transfer of Phelps Road Cemetery Property to Mountain Burying Ground Association

Process To Get Here

- Granby Board of Selectmen (BOS) passed a resolution to transfer its' interest in the property on January 6, 2025.
- Suffield Planning & Zoning Commission issued a positive CT General Statutes Section 8-24 report to the BOS on February 24, 2025.
- Suffield BOS approved the transfer of the property on March 19, 2025 and referred the transaction to town meeting for final approval.



QUESTIONS or
COMMENTS?

Right To Farm Ordinance

CGA § 19a-341:

Connecticut's Right-to-Farm law exempts farms meeting specified conditions and following generally accepted agricultural practices, from certain nuisance laws, regulations, and ordinances concerning odor, noise, and other objectionable farming by-products.

Statute does not exempt from nuisances caused by negligence or willful or reckless misconduct

Mainly aims to protect farms and agricultural operations from nuisance lawsuits

Right to Farm Ordinance

Acceptance of this ordinance reaffirms Suffield's commitment to our agriculture and farming communities and their established practices.

Other municipalities that have established Right-to-farm ordinances:

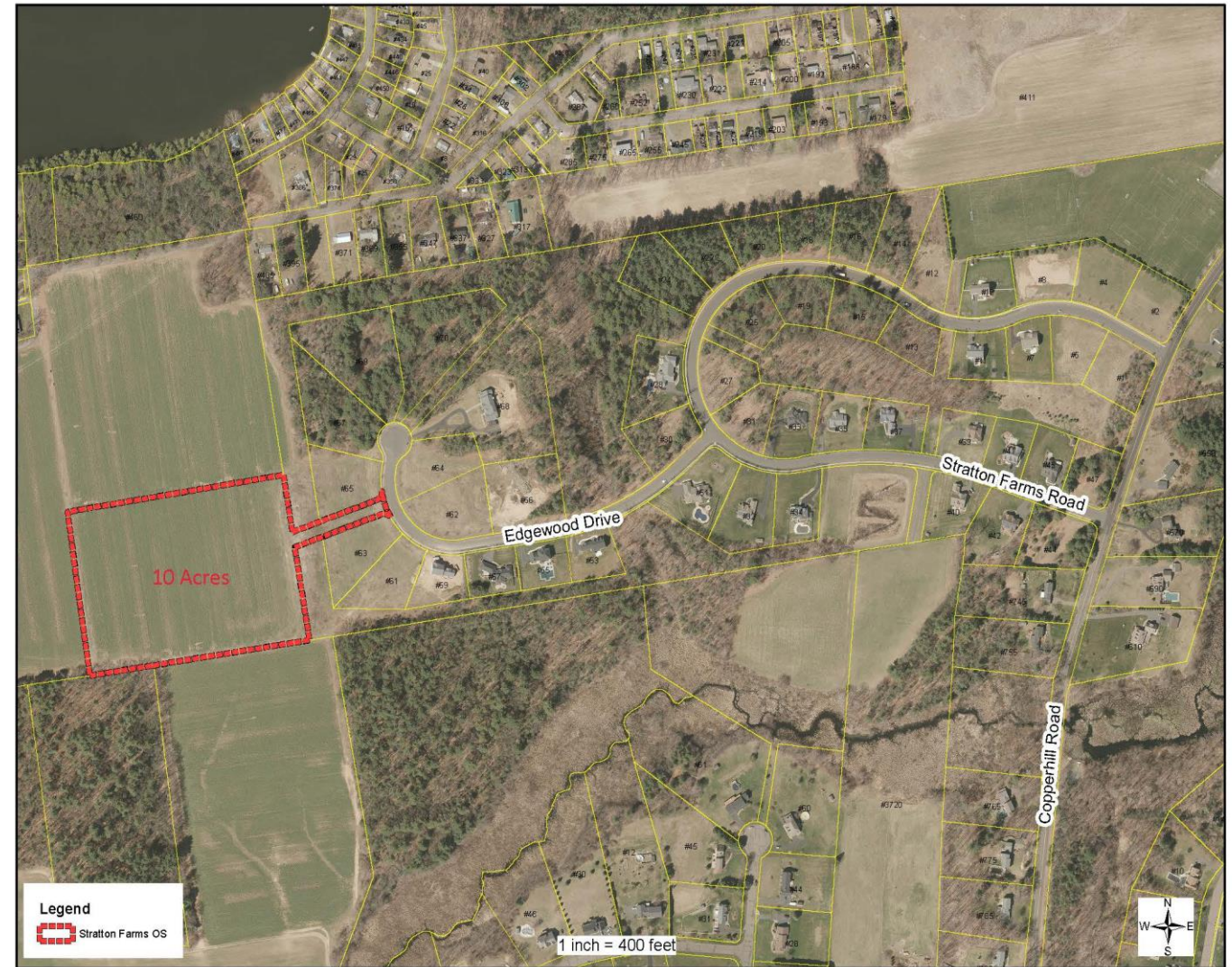
- Brooklyn
- Canterbury
- Colchester
- Columbia
- Eastford
- Franklin
- Lebanon
- New Milford
- North Stonington
- Pomfret
- Thompson
- Woodstock



QUESTIONS or
COMMENTS?

Lease Renewal of Stratton Farms Subdivision Open Space to Nowak Farms, LLC.

- The 10.11-acre property has been leased to Nowak Farms, LLC for the last five (5) years.
- The property is used for cultivation of tobacco.
- Seeking another five (5) year lease term.
- Rate is \$3,124 per year for a total of \$15,620 over the course of the lease term.





QUESTIONS or
COMMENTS?

Lease Renewal of Malec Farms Subdivision Open Space to Bielonko Farms, LLC.

- Approximately 15.2-acres of the property has been leased to Bielonko Farms, LLC for past five (5) years.
- Property is used to grow corn.
- Seeking another five (5) year lease term.
- Rate is \$60 per acre for a total of \$4,560 due over the course of the lease term.





QUESTIONS or
COMMENTS?

Notice of the meeting

- To consider and act upon the sale of 1148 South Street, as approved by the Board of Selectmen
- To consider and act upon a lease agreement with Verogy for 5.8 acres of town property (MBL 9, 9, 8) located to the north of the landfill to be used for a solar farm for a term of twenty years with three, five-year extension options, as approved by the Board of Selectmen.
- To consider and act upon the acceptance of the cemetery property on Mountain Road owned by West Suffield Cemetery Association, as approved by the Board of Selectmen and Board of Finance.
- To consider and act upon the transfer of the Phelps Road Cemetery property to the Mountain Burying Ground Association, as approved by the Board of Selectmen.
- To consider and act upon a Right to Farm Ordinance, as approved by the Board of Selectmen.
- To consider and act upon the five-year lease renewal through March 31, 2030 for the 10.11-acre Stratton Farms open space property to Nowak Farms, LLC, as approved by the Board of Selectmen.
- To consider and act upon the five-year lease renewal through March 31, 2030 for the 15.2 acre Malec Farms open space property to Bielonko Farms, LLC, as approved by the Board of Selectmen.

Resolution – Sale of 1148 South Street

- **Resolved:** That the Town Meeting of the Town of Suffield approves the sale of 1148 South Street to Martin M. Downey for \$515,000.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Resolution – Verogy Lease

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes a twenty-year lease with three, five-year extensions through 2060 for 5.8-acres of town property to the north of the transfer station at 2715 Mountain Road to Verogy.
- **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Resolution – West Suffield Cemetery

- **Resolved:** That the Town Meeting of the Town of Suffield accepts the transfer of the cemetery property on Mountain Road owned by West Suffield Cemetery Association, as approved by the Board of Selectmen and Board of Finance.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Resolution – Phelps Road Cemetery

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes the transfer of the Phelps Road Cemetery to the Mountain Burying Ground Association for no consideration.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Resolution – Right To Farm Ordinance

- **Resolved:** That the Town Meeting of the Town of Suffield approves the Right To Farm Ordinance

Resolution – Stratton Farms Open Space Lease

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes a five-year lease renewal through March 31, 2030 for the 10.11-acre property known as the Stratton Farms Open Space parcel to Nowak Farms, LLC.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Resolution – Malec Farms Open Space Lease

- **Resolved:** That the Town Meeting of the Town of Suffield authorize a five-year lease renewal through March 31, 2030 for the 15.2-acre property known as the Malec Farms Open Space parcel to Bielonko Farms, LLC.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.