

INFORMAL DISCUSSION

Sunrise Park Entrance Enhancement

Commissioner Elmore and Mr. Kuzontkoski led a discussion regarding the design of the Sunrise Park Entrance Enhancement Project. Commissioner Elmore presented updated diagrams of the design he initially introduced to the Commission at a previous meeting. The revised plans reflect several modifications, including the removal of the proposed overhead driveway signage.

Commissioner Elmore walked the Commission through the updated drawings in detail, outlining plans for stone walls, signage, the exchange area, specific dimensions, plantings, traffic patterns, and deterrents such as large boulders. He explained that his primary design objectives were to maintain simplicity while incorporating natural materials wherever possible.

The Commission reviewed the updated diagrams, shared feedback, raised concerns, and offered suggestions, which Commissioner Elmore documented.

The group also discussed potential funding sources, including the possibility of grant opportunities. Additionally, they considered a request from First Selectman Moll to explore the installation of an electronic gate at the park entrance.

Commissioner Noble MOTIONED and Commissioner Neilson seconded to accept the initial plan by Elmore Design Collaborative in conjunction with the Suffield Economic Development Commission to bring forward to additional steps and procedure at Sunrise Park and move forward with Schematic Design #4 as presented and discussed this evening. Vote: 6 in favor (Christian, Neilson, Noble, Bielonko, McCue, Fanous) and 1 abstain (Elmore.) Motion passed.

PUBLIC HEARING: (Cont.):

- 1. Permit #1739– William Wilson trustee (owner) – 23 Lot Subdivision. This property is located on the west side of Copper Hill Road, nearest intersection being Griffin Road. Assessor's Map 9H, Block 3, Lot20A and Map 11H, Block 3, Lot 272**

Chairman Christian continued the Public Hearing at 7:23 p.m. He explained the process for all and noted the order of speakers would be as follows:

- 1) Applicant Presentation
- 2) Town Engineer
- 3) Commissioner Discussion
- 4) Public Comments

Commissioner McCue read the Legal Notice and noted this was a continuation of the Public Hearing which was originally opened on February 10, 2026.

Commissioner McCue read the intervener notice from Ann Pullen - 164 Griffin Road which was signed 2-19-2026.

Mr. Wilson's Attorney, Soil Scientist and Design Engineer presented information to the commission regarding Permit #1739 for a 23 Lot Subdivision.

On November 11, 2025, the soil specialist visited the site, reviewed the entire property, and determined that there are no wetlands on the property. He described the site as having good flow and well-draining soil conditions.

He noted that the subdivision will consist of 24 homes in total—23 new homes and Mr. Wilson's existing residence, which is located on Lot #1.

A diagram of the subdivision was presented to the commission members, showing each lot as well as the proposed "open space." The parcels were described as simple, level lots with sandy soil. Soil and erosion control measures were discussed, and diagrams for the proposed septic systems were reviewed.

It was noted that percolation (perc) tests did not indicate any issues, and all lots received approval from the Health Department for four-bedroom homes.

Town Engineer Consultant Report

Town Engineer Consultant Dana Steele provided his expert opinion on the proposed subdivision, noting that he had reviewed the plans and spoken with Mr. Wilson's engineer regarding concerns about erosion control and grading. He stated that he subsequently received revised plans that addressed his initial concerns.

He described the applicant's proposal for managing water runoff, which includes installing underground chambers approximately four feet deep to help alleviate potential drainage issues. He indicated that he was satisfied with the approach for handling runoff from roofs and driveways, though he noted some uncertainty regarding dry well access from the driveway area. He suggested that additional grading notes could be added as a condition of approval.

A brief discussion followed regarding dry wells and the potential for clogging, which was acknowledged as a possible issue, though not a significant concern.

Commissioner McCue then read Consultant Keith Morris's report aloud. Consultant Morris referenced a Wetlands Plan in his report, and it was noted that each property owner would be responsible for monitoring and maintaining their own dry well, as each system would be located on private property.

Extensive discussion ensued among the members of the Commission regarding the information presented by the various professional parties. The Commission posed numerous questions and expressed several concerns. These questions and concerns were addressed by the appropriate representatives, and where significant issues were identified, recommendations and conditions of approval were proposed.

PUBLIC COMMENT

Anne Pullen – 164 Griffin Road: Ms. Pullen, an abutter, questioned the soil testing procedures and results and expressed concerns about potential contamination to her well. She raised additional questions that were identified as matters to be addressed by the Planning and Zoning Commission.

Lauren Perleoni – 302 Remington Street: Ms. Perleoni raised a question regarding the need for a Landscape Design Plan to be identified and included on the plans as the property is being considered as a Flexible Residential Development.

Shannon Watson – 333 Griffin Road: Ms. Watson expressed concerns regarding whether the State had formally signed off on the soil contamination reports and whether the property has been adequately reviewed. She questioned the age of the most recent testing report, noting that it was ten years old, and stated that in her opinion this was not sufficient to address the potential for contamination resulting from farming activities conducted on the land since the initial report.

The Intervener was asked if she had any further concerns to be discussed. She stated all her remaining questions would be geared toward the Planning & Zoning commission.

Commissioner Christian closed the Public Hearing.

Vice-Chairman Neilson MOTIONED and Commissioner Bielonko seconded to approve **Permit #1739– William Wilson trustee (owner) – 23 Lot Subdivision. This property is located on the west side of Copper Hill Road, nearest intersection being Griffin Road. Assessor’s Map 9H, Block 3, Lot20A and Map 11H, Block 3, Lot 272 with the following conditions:**

- 1-11) Standard Conditions shall apply**
- 12) Additional drainage required per Town Engineer and grading notes**
- 13) Construction sequence and maintenance schedule to be included**
- 14) Soil scientist signature to be included on plans**
- 15) Trench Drain Specifications**

Commissioner McCue MOTIONED to amend the motion to add the recommendation to have a landscape plan brought forth to the commission for review after consultation with Planning & Zoning and Chairman Christian seconded. Vote: Motion passed unanimously.

Vote: 7-0 in favor to approve the original motion with the friendly amendment. Motion passed unanimously.

PUBLIC COMMENT

Norm Cheever, Southwick Conservation – Mr. Cheever inquired as to whether the Suffield Town Attorney had agreed to work with the Southwick Town Attorney for conservation issues. Vice-Chairman Neilson told Mr. Cheever he had not received an answer from the town attorney but would follow up.

APPROVAL OF MINUTES FROM THE FEBRUARY 10, 2026 MEETING

Commissioner Noble MOTIONED and Commissioner Fanous seconded to approve the minutes from the February 10, 2026 meeting. Motion passed unanimously.

ADJOURNMENT

Commissioner Nobel MOTIONED and Commissioner Fanous seconded to adjourn the meeting at 8:49 p.m. Motion passed unanimously.

Respectfully submitted by,

Kristen O. Lambert
Recording Secretary