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**MINUTES OF THE REGULAR MEETING OF THE  
SUFFIELD CONSERVATION COMMISSION  
MARCH 10, 2026  
7:00 P.M.**

REC'D BY: *mu*

**Suffield Senior Center, 145 Bridge Street, Suffield, CT  
Hybrid Meeting**

**Commissioners present:** Chairman Art Christian, Norm John Noble, Beth Fanous (via Zoom), Jessica McCue, Kathy Bielonko - Alternate, Tom Elmore – Alternate (via Zoom), Gary Phelps and Ray Wilcox (via Zoom)

**Commissioners absent:** Vice-Chairman Glenn Neilson

**Also present:** Keith Morris, Conservation Consultant, Peter Leclerc, Director of Community Services and Chad Kuzontkoski, Park Superintendent and Economic Development Specialist

**CALL MEETING TO ORDER – 7:00 P.M.**

Chairman Christian called the meeting to order at 7:00 p.m.

Conservation Consultant Keith Morris read the agenda aloud.

**INFORMAL DISCUSSION:**

Mr. Leclerc and Mr. Kuzontkoski presented updates to the commission regarding park usage and upcoming summer camp operations at Sunrise Park. Mr. Leclerc outlined that summer programs will begin on June 22, with lifeguard and gatekeeper coverage running from Memorial Day through Labor Day.

The primary focus of the discussion was how pavilion rentals should be handled during weekday summer camp hours. With approximately 70 children participating in the Adventure Camp program, commissioners emphasized the importance of safety, supervision, and minimizing disruptions.

Three potential options were considered:

- Prohibiting all pavilion rentals during camp hours
- Allowing limited access on Wednesdays from 4–7 PM
- Allowing full access from 4–7 PM on weekdays after camp concludes

Commissioners also discussed operational logistics, including lifeguard staffing, cleaning responsibilities, and the use of walkie-talkies to ensure coordination and safety during camp activities.

Overall, the group highlighted the need for clear, structured rules to balance public access with the safety and smooth operation of the summer camp program.

**Commissioner Bielonko MOTIONED and Commissioner Noble seconded to allow pavilion rental public access from 4-7 PM, five days a week during camp season, with the ability to book on weekends. Vote: Motion passed unanimously.**

Mr. Kuzontkoski also provided an update on the condition of the park grounds and buildings. He noted ongoing concerns regarding a rodent issue in the superintendent's house and plans to coordinate with an electrician to inspect and assess potential wiring and stove hazards related to the infestation.

He will also work with DPW Director Lee Corbert, as needed, to address maintenance needs involving picnic tables and other park facilities. Additionally, Mr. Kuzontkoski is exploring the implementation of a gatekeeper documentation system to track the number of vehicles and visitors entering the park, as well as to establish clear procedures for handling deposits and the use of a lockbox.

**PUBLIC HEARING:**

- 1. Permit #1741 – Peak Mountain Development LLC (applicant) – 7 single family homes – South Grand Street. This property is located on the west side of South Grand Street. Assessor's Map 18, Block 21, Lots 15 & 15A**

Chairman Christian opened the Public Hearing and 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

Conservation Consultant Keith Morris read the Legal Notice aloud.

Chairman Christian explained that the Public Hearing being held this evening is for Peak Mountain Development's proposal to create 7 single-family homes on 39 acres near the East Granby town line. Keith Morris, representing the Commission, outlined requirements including detailed wetland crossing plans, vernal pool inspections, and potential outside consultant review of wetland boundaries.

Kirk McNaughton from Peak Mountain Development presented the project, explaining that it includes wetland crossings and grading on some lots, with all septic systems meeting the required 150-foot setback from wetlands. Ian Cole, Mr. McNaughton's contracted soil scientist, described the wetland delineation process and findings, noting that while the property contains 13.05 acres of wetlands, it doesn't appear to contain vernal pools based on his assessment.

## **Single-Family Development Environmental Review**

The meeting focused on a proposed single-family residential development and associated environmental considerations. Town officials raised concerns about water flow and drainage, particularly involving a pipe located on town property that could be impacted by the project. Soil conditions were also discussed, with attention to the area's high silt content and the challenges it presents for drainage and land use. Additionally, the commission emphasized the need to evaluate potential impacts on wetlands and endangered species using Connecticut's Natural Diversity Database.

## **Wetland Impact Discussion**

The group reviewed potential impacts to wetlands from the proposed development. It was explained that the wetland is a perched system primarily fed by surface water. The development plan proposes constructing homes around the wetland, with grading designed to direct water away from it and the use of footing drains to manage runoff.

Developers indicated that impacts would be minimal, noting the project spans approximately 40 acres, with less than half an acre disturbed per house. The commission agreed that these claims should be verified by town engineers, particularly with respect to water flow through an existing culvert beneath the roadway.

## **Development Plan and Buffer Zone Review**

Discussion continued on the site development plan, with a focus on wetland buffers and grading. Tom requested that the project consultant provide formal recommendations to the Commission rather than seeking guidance on planting plans.

Gary raised questions about activity within the 50-foot upland review area. Keith Morris confirmed that four lots include grading within this zone. The group also reviewed a proposed wetland crossing on Lot 15C, where temporary disturbance is estimated at 3,070 square feet, with 1,700 square feet of permanent impact. This level of impact was determined to fall below the threshold requiring approval from the U.S. Army Corps of Engineers.

## **Wetland Delineation Concerns and Next Steps**

The commission discussed discrepancies in wetland delineation across the site. Mr. McNaughton presented maps highlighting differences between the current delineation and soil survey data, including the presence of Wilbraham soil, which may affect the suitability of leach fields for Lots 15F and 15G.

## **PUBLIC COMMENT**

Austin Harris, South Grand Street – Mr. Harris expressed concerns about the narrowness of the development area and noted observations of local wildlife within the proposed development area.

Richard Evans, 61 N. Main Street, East Granby – As the main abutter to the property, he provided extensive information pertaining to the proposed development and the impact it would have to surrounding properties.

Commissioner Christian closed the Public Hearing.

Commissioner Noble MOTIONED and Commissioner Phelps seconded to continue the public hearing to April 14. Vote: Motion passed unanimously.

**APPROVAL OF MINUTES FROM THE FEBRUARY 24, 2026 MEETING**

Commissioner Noble MOTIONED and Commissioner McCue seconded to approve the minutes from the February 24, 2026 meeting. Motion passed unanimously.

**ADJOURNMENT**

Commissioner Nobel MOTIONED and Commissioner Phelps seconded to adjourn the meeting at 8:45p.m. Motion passed unanimously.

Respectfully submitted by,

Kristen O. Lambert  
Recording Secretary