

**RECEIVED**

By Michele Urch at 4:25 pm, Apr 27, 2026

1

**SUFFIELD PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
April 20, 2026**

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

**Also Present:** Bill Hawkins, AICP, Director of Planning & Development  
Dana Steele, P.E., Consultant Town Engineer  
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 eight members present and one member remote.

Mr. Dunn read the legal notice for the public hearing

**II. PUBLIC COMMENT - None**

**III. PUBLIC HEARING**

**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. Hawkins reported that the applicant’s attorney, Tim Furey, has withdrawn the application at this time and intends to resubmit it with revisions at a later date. The Commission acknowledged the withdrawal.

**File 2023-9A:** Request for a special permit/site plan renewal for a composting facility located at 654 North Grand Street. Map 21, Block 23, Lots 103 & 106  
Applicant: Polly-Rob, LLC.

Attorney Charles Alfano of Murphy, Laudati, Kiel and Alfano, LLC presented the application on behalf of Polly-Rob, LLC as a renewal of the special permit granted by the Commission two years ago. He explained that the original approval followed a rigorous review process, and the applicant

is now requesting that the permit be renewed on a permanent basis or for a minimum term of ten years. He emphasized that the facility has operated successfully under oversight from the State Department of Energy and Environmental Protection (DEEP) for the past two years without complaints or issues. He further noted that, following an extensive review process, the applicant has received a tentative approval from the State for a permit to construct, which would allow for expansion of the composting operation. Mr. Alfano explained that DEEP will provide direct oversight of the operation, including quarterly reporting requirements and other safeguards.

Brennan Sheahan, General Manager of Polly-Rob, confirmed that the facility is not yet operating at the full 35,000 cubic yard capacity. He stated that the operation is limited to horse manure, bedding, and leaves, with the finished compost sold wholesale. He also noted that there is a commitment from a local wholesale nursery, Prides Corner, to use the compost. Mr. Sheahan added that a longer approval term is necessary to support a viable business plan.

Mr. Hawkins then read his report dated April 16, 2026 into the record, summarizing the conditions of approval and outlining the State DEEP oversight.

Chairman Byrnes opened the hearing to public comment.

Garrison Hudkins, representing Larry Tribble, 793 Hill Street, stated that Polly-Rob has only operated at approximately 5,000 cubic yards to date and therefore does not yet have a sufficient track record at full capacity. He requested that the hearing be continued to allow for additional information and emphasized that the Town should have a role in ongoing oversight.

Dorothy Mills, 606 North Grand Street, expressed concern about potential impacts on nearby wells and noted that the meeting location differed from the Senior Center listed in the abutters notice she received.

Commission member Arthur Christian II stated for the record that he had previously spoken in support of the application at the public hearing two years ago, noting that his family's business abuts the property at 430 North Grand Street. He stated that he does not believe this constitutes a conflict of interest and that he would be comfortable voting if seated.

Commission members discussed the extent of DEEP oversight and whether the approval should be granted for a longer term or structured to allow periodic check-ins with the Commission rather than requiring formal renewal.

With no further comments, the Chairman requested a motion to close the public hearing.

Mr. Girard moved to close the public hearing, seconded by Mr. Dunn; the motion passed unanimously (6-0-0).

#### **IV. OLD BUSINESS**

##### **File 2023-9A:**

Commission members discussed DEEP oversight and whether to grant a longer renewal term or require periodic check-ins with the Commission in lieu of renewal.

Ms. Sinopoli moved to approve File 2023-9A, subject to the conditions outlined in the Director of Planning and Development's memorandum dated April 16, 2026, which incorporates and continues all applicable conditions of the Commission's prior approval dated March 20, 2024, and with the additional condition that the applicant shall provide a status report to the Planning and Zoning Commission by June 2031. The motion was seconded by Mr. Girard and approved unanimously (6-0-0).

**V. NEW BUSINESS - None**

**VI. REPORTS**

Chairman – None

Director of Planning & Development - Mr. Hawkins distributed a document outlining proposed zoning regulation amendments related to parking. The amendments are required to bring the Suffield Zoning Regulations into compliance with Connecticut Public Act 25-1, which modifies the authority of local zoning enforcement officers and planning and zoning commissions to impose off-street parking requirements for residential developments. Conservation and Traffic Mitigation Districts were also discussed. Mr. Hawkins will prepare draft amendments based on this discussion.

Mr. Hawkins also discussed potential changes to the regulations governing conversion of one- to two-family dwellings. The Commission considered eliminating the special permit requirement in favor of staff-level review and discussed the implications for properties that already include an accessory dwelling unit (ADU). Mr. Hawkins will prepare a revised draft reflecting this discussion. He noted that the Capitol Region Council of Governments is developing recommendations to meet Public Act 25-1 requirements for summary review of middle housing and will report back when they are available. Mr. Hawkins further reviewed possible revisions to Section IX of the regulations regarding temporary signs, including allowing temporary sandwich board signs for retail stores and restaurants for promotional purposes. The Commission expressed support for these changes to assist local businesses. Mr. Hawkins will draft revisions for Commission review.

**VII. MINUTES**

Mr. Girard moved to approve the minutes of the March 16, 2026 regular meeting, seconded by Mr. Dunn; motion passed (4-0-2) with Ms. Bromage and Ms. Metcalf abstaining as they were not at the meeting.

**VIII. CORRESPONDENCE - None**

**IX. ADJOURNMENT**

With no further business, Ms. Bromage moved to adjourn at 9:07 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