

**MINUTES OF THE REGULAR MEETING OF THE
SUFFIELD CONSERVATION COMMISSION
APRIL 28, 2026
7:00 P.M.**

**Town Hall
83 Mountain Road, Suffield, CT**

Commissioners present: Chairman Art Christian, Vice-Chairman Glenn Neilson, Jessica McCue, Norm John Noble, Gary Phelps, Kathy Bielonko – Alternate and Tom Elmore – Alternate

Also present: Ray Wilcox (via Zoom), Beth Fanous (Via Zoom). Keith Morris, Conservation Consultant (Via Zoom), Chad Kuzontkoski, Park Superintendent, Norm Cheever, Southwick Conservation and Dana Steele, Engineering Consultant

CALL MEETING TO ORDER – 7:00 P.M.

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

Consultant Morris read the agenda aloud.

PARKS SUPERINTENDENT REPORT

Park Superintendent Chad Kuzontkoski shared updates on several key areas, including park maintenance, tree safety, and preparations for the upcoming Fishing Derby on May 16.

Two trees located in high-traffic areas were identified as having cracks and potential structural issues. The commission agreed that both trees should be evaluated by a professional to determine the appropriate course of action. In regard to the park pavilion, Mr. Kuzontkoski recommended that Fire Marshal Vincent be contacted to visit the site to assess capacity and ensure compliance with safety regulations. Planning for the May 16 Fishing Derby is on track. An anonymous donor recently contributed a fishing pole for the event. In addition, the commission discussed using \$1,700 in donations toward the construction of a new dock platform, with any remaining costs to be covered by the park’s budget. Mr. Kuzontkoski also reported that he has been in contact with DPW Director Lee Corbert regarding pier repairs. He also noted that he continues to seek out grant opportunities to help fund repairs and updates across the park property. Additional maintenance updates included ongoing repairs to the house, efforts to improve water management at the pond, and consideration of new equipment purchases—specifically a rotary brush sweeper for the Kubota—to support grounds maintenance.

DECISION

- 1. Permit #1743 – RD3 Property Services, LLC (applicant) – Retaining Wall – Lakeview Drive Extension. This property is located at 471 Lakeview Drive Ext. Assessor’s Map 10H, Block 3, Lot 171**

The commission discussed Permit #1743 for replacement of an existing 50-foot wood retaining wall which is falling apart at 471 Lakeview Drive Extension with a block retaining wall. Mr. Morris presented the details of the project, and Mr. Cheever also provided commentary on the project which will be conducted on land and include silt fencing and rope backup measures to prevent erosion.

Commissioner Neilson MOTIONED and Commissioner Phelps seconded to approve Permit #1743 with standard conditions (1–11) and additional conditions to require proper silt fencing installation and notification to Mr. Morris before excavation begins. Vote: 7-0 in favor. Motion passed unanimously.

2. Permit #1744 – Phelps (applicant) – Single Family Home – Phelps Road. This property is located on the north side of Phelps Road. Assessor’s map 5, Block 9, Lot 46A

Chairman Christian and Chairman Phelps recused themselves due to conflicts of interest. The commission then discussed Permit #1744 for the construction of a single-family home and barn on Phelps Road. Mr. Morris presented the proposal, noting that the project has received approval from North Central and the state, and that the shared septic system meets all required setback distances from wetlands.

The commission reviewed the proposed site plan, with particular attention to wetland areas, and posed several questions to the applicant, all of which were addressed accordingly.

Commissioner Noble MOTIONED and Commissioner Elmore second to approve Permit #1744 with standard conditions (1–11) and additional conditions to monitor road conditions during construction due to potential runoff issues. Vote: 5-0 in favor. Motion passed unanimously.

Chairman Christian and Commissioner Phelps returned to the meeting at 7:35 p.m.

PLAN ACCEPTANCE:

1. Permit #1745 DiLorenzo (owner) – Barn-Thompsonville Road. This property is located at 480 Thompsonville Road. Assessor’s Map 63H, Block 44, Lot 65B

Mr. DiLorenzo was invited by the commission to present on his proposed plan to build a Barn on his property located at 480 Thompsonville Road. He walked the commission through the plan and answered questions accordingly.

Vice Chairman Neilson MOTIONED and Commissioner Noble seconded to accept as presented and to be placed on the May 12, 2026 agenda for final decision. Vote: 6-0 in favor. Motion passed unanimously.

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 for Permit 1741, a proposal by Kirk McNaughton of Peak Mountain Development LLC for seven single-family homes on 39.1 acres on South Grand Street, and noted that this was a continuation from April 14th. New information from the applicant was presented by Mr. Morris who provided his professional commentary as well.

The meeting focused on ongoing wetland boundary disputes between the applicant and neighboring property owner Mr. Evans. The applicant’s representative reported that revised plans now avoid work within the 50-foot upland review area, with the exception of Lot 15C, which requires a wetland crossing.

The commission discussed discrepancies in soil delineation between the properties, including concerns about the accuracy of Mr. Evan’s soil scientist Mr. Broge’s findings. Questions were raised regarding whether observed vegetation and soil conditions supported the presence of wetlands along the property line. To address these differences, the commission agreed that three soil scientists—George Logan representing the town, Ian Cole representing the applicant, and Mr. Broge representing Mr. Evans—should meet on-site to evaluate the boundary markings and work toward a consensus.

Concerns were expressed about the placement and accuracy of wetland flags and additional verification was requested before any decisions are made. The group discussed having Mr. Logan serve as an independent third-party reviewer, potentially conducting a peer review alongside Mr. Broge. It was also suggested that Mr. Logan delineate and flag his own boundary line in a different color to distinguish it from the original markings.

The commission emphasized that collaboration among the soil scientists is a standard and necessary step to resolve discrepancies and ensure an accurate boundary. They also acknowledged the need to move the process forward while remaining mindful of timeline constraints.

Property Drainage Design Discussion

Concerns were raised about drainage on a property with high groundwater levels and significant fill requirements, stressing the importance of ensuring that runoff remains on-site and does not increase existing flow levels. The project engineer explained that the drainage design utilizes sheet flow rather than concentrated discharge, incorporating level spreaders and appropriately sized piping to manage runoff effectively.

It was also confirmed that all waste materials, including stumps and agricultural debris, will be removed and disposed of off-site. Additionally, existing debris in the southwest corner of the wooded area will be cleaned up as part of the project.

Next Steps and Hearing Continuation

The commission agreed to continue the hearing for an additional two weeks, with permission from Mr. McNaughton, to allow time to address outstanding issues related to Section 8.6.6 of the regulations and the wetland boundary determination. Mr. McNaughton agreed to the extension. During this time, George Logan is expected to conduct a third-party peer review, either independently or in coordination with Mr. Broge, depending on scheduling availability.

Vice-Chairman Neilson MOTIONED and Commissioner Phelps seconded to continue the Public Haring to the next meeting scheduled for May 12, 2026 to allow the soil scientists to conduct further testing. Vote: 6-0 in favor. Motion passed unanimously.

PUBLIC COMMENT

Norm Cheever, Southwick Conservation provided an update on the NRCS Project.

APPROVAL OF MINUTES FROM THE APRIL 14, 2026 MEETING

Commissioner Noble MOTIONED and Vice-Chairman Neilson seconded to approve the minutes from the April 14, 2026 meeting as presented. Vote: 6-0 in favor. Motion passed unanimously.

ADJOURNMENT

Commissioner Noble MOTIONED and Commissioner McCue seconded to adjourn the meeting at 8:38 p.m. Motion passed unanimously.

Respectfully submitted by,

Kristen O. Lambert
Recording Secretary