

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
May 18, 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
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

File 2026-3: Request for a text amendment to Section IV.F.3.q. (Town Center Village District) of the Zoning Regulations to revise residential density limits and add related standards.
Applicant – Selective Development, LLC.

Terry Hahn, PLA of LADA, P.C., presented the application on behalf of Selective Development, LLC, using a PowerPoint presentation to provide a history of the 24.3-acre property at 42 Ffyer Place, located within the Town Center Village District. She noted that the property has been on the market for approximately ten years.

Ms. Hahn explained that a 2019 text amendment allowed parcels of at least three acres to contain a maximum of 45 residential apartment units. The applicant is now requesting an amendment to the regulations to allow a density of up to 15 units per acre within the Town Center Village District (TCVD), applicable only to parcels of three acres or greater.

She summarized the potential impact of the proposed amendment on other properties within the TCVD, noting that there are 50 parcels in the district, of which only seven would qualify for the

increased density allowance. Ms. Hahn also emphasized that any project utilizing the higher density would still require approval through the special permit process, meaning each application would be reviewed and approved individually by the Planning and Zoning Commission. She stated that the proposed text amendment would create an opportunity for greater residential density in the Town Center area while still allowing for commercial development should an applicant choose to pursue that type of project.

Mr. Hawkins then read his May 14, 2026 staff report into the record, noting that the applicant had also proposed requirements for internal loop roads to accommodate fire and emergency access, as well as a clubhouse and other appropriate amenities. He stated that the requested regulation amendment is consistent with the Town's Plan of Conservation and Development and the 2022–2027 Housing Plan, both of which support appropriately scaled residential growth, expanded housing choices, and higher-density housing in areas served by existing infrastructure, including the Town Center Village District.

Chairman Byrnes opened the hearing for public comment.

Ed Keeney, 80 Diane Lane, expressed concerns regarding the potential increase in student enrollment and its impact on the school budget. He also raised concerns about the displacement of existing businesses.

Megan Uricchio, 1199 Halladay Avenue, asked for background information regarding the original text amendment being revised. Mr. Hawkins explained that the existing 45-unit limitation was originally tied to a proposal to relocate the Town garage and construct apartments on that site, a proposal that was ultimately voted down at Town Meeting.

Vince Scacchitti, representing Suffield Fitness Factory/Land Warriors CrossFit, expressed concerns regarding the potential closure of both his business and Suffield Gymnastics Academy if the proposed text amendment resulted in the property being designated entirely for residential use rather than commercial or mixed-use development. He noted that he and other tenants had offered to purchase the building they occupy at 110 Ff Tyler Place.

Nick Cioffi, 19 Redstone Road, raised concerns regarding the economic viability of the proposal and stated that there were still many details that should be addressed before amending the regulations. He also expressed concerns regarding impacts on the schools, the adjacent Town garage property, and potential costs to the Town.

Commission members discussed whether the text amendment should be revised to allow mixed-use development so that commercial businesses could remain part of the property. They also expressed interest in requiring that a percentage of any future housing units be designated as affordable housing. The consensus of the Commission was to continue the hearing to allow the applicant an opportunity to revise the proposed text amendment in response to concerns raised during the hearing.

Mr. Dunn moved to continue the public hearing to the June 15 meeting. The motion was seconded by Mr. Girard and passed unanimously (6-0-0).

IV. OLD BUSINESS

File 2026-3: Public hearing continued to the June meeting.

V. NEW BUSINESS

File 2026-4 – Request for a text amendment to the Zoning Regulations to bring residential off-street parking requirements into compliance with Connecticut Public Act 25-1 (effective July 1, 2026).

Applicant – Planning and Zoning Commission.

Mr. Dunn moved to accept File 2026-4 and set the public hearing for June 15, 2026, seconded by Mr. Girard; the motion passed unanimously (6-0-0).

VI. REPORTS

Chairman – None

Director of Planning & Development - Mr. Hawkins distributed a document outlining proposed revisions to the temporary sign regulations based on discussions from the previous meeting. He stated that he would prepare a draft text amendment reflecting those proposed changes. He also reviewed a draft regulation amendment that would allow for the conversion of single-family homes to two-family dwellings. Commission members suggested several revisions to the draft, which he will incorporate into a subsequent version.

VII. MINUTES

Ms. Sinopoli moved to approve the minutes of the April 20, 2026 regular meeting with a correction to page 3, paragraph 2, line 5, revising the motion to read: “Zoning Commission after five years, by June 2031.” The motion was seconded by Mr. Girard and passed unanimously (6-0-0).

VIII. CORRESPONDENCE - None

Ms. Bromage announced her retirement after thirteen years of service on the Commission. Commission members and staff thanked her for her dedication and service to the Town.

IX. ADJOURNMENT

With no further business, Ms. Bromage moved to adjourn at 8:57 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