

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

Present: Jacob Byrnes, Chairman
Christine Sinopoli, Vice Chair
Brian Dunn, Secretary
Jeff Girard
Kevin Keane
Jen Metcalf
Bryan Bussolari
Art Christian II, Alternate
Geoffrey Kaplan, 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 meeting to order at 7:00 PM. Seven members attended the meeting in person, and two members participated remotely.

Mr. Dunn read the legal notice for the public hearing

II. PUBLIC COMMENT - None

III. PUBLIC HEARING

File 2026-5: 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. Revised as of June 8, 2026. Applicant – Selective Development, LLC

Terri Hahn, PLA, of LADA, P.C., presented the application on behalf of Selective Development, LLC. She explained that the application had previously been heard on May 18 but was required to be resubmitted due to a newspaper publishing error with the legal notice.

Using a PowerPoint presentation, Ms. Hahn summarized the proposed text amendment, which would replace the current maximum of 45 dwelling units per parcel with a density limit of 15 dwelling units per acre within the Town Center Village District (TCVD). She stated that this is a more conventional method of regulating residential density and would apply only within the TCVD. Other commercial uses permitted in the district would remain unaffected.

Ms. Hahn explained that the density standard would apply only to parcels of at least three acres that could not be created through subdivision or lot consolidation and are not located within the

Historic District. She identified the eligible properties, noting that several are unlikely to be developed.

She also outlined revisions made in response to comments from the Commission at the May hearing. The proposal now requires that at least 12% of the units be affordable to households earning no more than 80% of the Area Median Income (AMI) for 10 years and includes provisions for amenities such as a clubhouse and internal loop drives, where appropriate.

Ms. Hahn emphasized that approval of the text amendment would not approve a specific development but would allow a future special permit application, at which time traffic, infrastructure, environmental impacts, and other site-specific issues would be reviewed.

Commission members asked questions about using gross acreage rather than developable acreage to calculate density and expressed concerns regarding traffic and infrastructure.

Mr. Hawkins read his July 17, 2026, staff report into the record. He stated that the proposed amendment would result in relatively modest increases in residential density on smaller eligible parcels, while larger parcels, particularly the Ffyer Place property, could experience the greatest increase in potential unit yield. He further stated that the proposal is consistent with the Town's Plan of Conservation and Development and the 2022-2027 Housing Plan. He noted that site-specific issues would be addressed through the special permit and site plan review process.

Chairman Byrnes opened the hearing for public comment.

Jason Fontaine, 29 Fox Mead, requested additional information regarding infrastructure impacts.

Nick Cioffi, 19 Redstone Road, stated that a future site plan should be carefully reviewed and expressed concerns regarding tax impacts and potential environmental remediation.

Mike Hopkins, 39 Willow Creek, expressed concerns about traffic, preserving the character of the Town Center, and the amount of affordable housing proposed.

Brian Benito, 821 Boston Neck Road, expressed concerns about the density but supported the affordable housing component. He suggested extending the affordability deed restriction from 10 years to 20 years and referenced a previous 45-unit proposal that had been denied.

Commission members discussed whether the proposed text amendment should be considered before a specific development proposal, with some members expressing a preference to review a site plan before considering changes to the zoning regulations. It was noted that project-specific issues, including traffic, infrastructure, environmental impacts, and site design, would be evaluated during the special permit review process. Commissioners also noted that additional housing opportunities could help younger residents remain in Suffield.

Responding on behalf of the applicant, Ms. Hahn reiterated that the text amendment establishes the zoning standards, while the special permit process addresses the details of any proposed development. She also clarified that the applicant was not proposing a Connecticut General

Statutes Section 8-30g affordable housing development. It was further noted that the TCVD is served by public water and sewer infrastructure.

Sarah Fontaine, 29 Fox Mead, expressed concern that the proposal would significantly change the character of the Town.

Commission members discussed continuing the hearing and provided feedback on possible revisions to the application, including increasing the affordable housing requirement to 15%, extending the affordability period to 20 years, and basing the density calculation on developable acreage rather than gross acreage.

Mr. Dunn moved to continue the public hearing to August 17, 2026. The motion was seconded by Mr. Keane and passed unanimously (6-0-0).

IV. OLD BUSINESS

File 2026-5: No action to be taken as public hearing was continued to the August meeting.

V. NEW BUSINESS

File 2026-6: Text Amendment to Zoning Regulations Section V.K. (Flood Damage Prevention) to update floodplain management standards in accordance with CTDEEP requirements and new FEMA flood maps effective November 13, 2026.

Applicant: Planning and Zoning Commission.

Mr. Dunn moved to accept File 2026-6 and set the public hearing for September 20, 2026. The motion was seconded by Mr. Keane and passed unanimously (6-0-0).

VI. REPORTS

Chairman – Mr. Byrnes stated that Commission Counsel, Carl Landolina, will be conducting a training session for Commission members at the August 17th meeting.

Mr. Hawkins distributed a draft zoning text amendment for the conversion of single-family dwellings to two-family dwellings, based on the Commission's previous discussions. He noted that this amendment, along with the proposed revisions to the temporary sign regulations, will be brought before the Commission for discussion before scheduling of a public hearing. Mr. Hawkins also reported that he is working with Attorney Landolina to develop draft regulations in response to changes in state statutes regarding the summary review of middle housing applications. The draft regulations will be presented to the Commission for review and input.

VII. MINUTES

Mr. Girard moved to approve the minutes of the June 15, 2026 regular meeting, seconded by Mr. Dunn and passed unanimously (6-0-0).

VIII. CORRESPONDENCE – None

IX. ADJOURNMENT

With no further business, Mr. Dunn moved to adjourn at 9:30 PM. The motion was seconded by Mr. Keane and passed unanimously (6-0-0).

Submitted,

Brian Dunn, Secretary

cc: Assessor, Building Official, Conservation Commission, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel