

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF SPECIAL MEETING
SEPTEMBER 1, 2026**

Present: Jacob Byrnes, Chairman
Christine Sinopoli, Vice Chair
Brian Dunn, Secretary
Jeff Girard
Kevin Keane
Jen Metcalf
Bryan Bussolari, Alternate
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. All members were present in person.

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 through August 14, 2026. Applicant – Selective Development, LLC

Terri Hahn, PLA, of LADA, P.C., presented the application on behalf of Selective Development, LLC. Using a PowerPoint presentation, Ms. Hahn reviewed the July hearing presentation and provided updated information regarding the application. She explained that the presentation was being reviewed again because many attendees had not been present at the July hearing.

Ms. Hahn explained that the proposed text amendment would replace the current maximum of 45 dwelling units per parcel with a density limit of 15 dwelling units per developable acre within the Town Center Village District (TCVD). She stated that the proposed changes would allow multifamily use on eligible parcels while removing restrictions that prevent other uses on the same property. She clarified that the proposal would not expand the district map or create new lots. She also noted that it would not involve an application under Connecticut General Statutes Section 8-30g. The amendment would establish amenity requirements, including a clubhouse, and require that 15% of the dwelling units be affordable to households earning 80% of area median income, with a 15-year deed restriction.

Eric Brown, a principal with Selective Development, LLC, explained that approval of the text amendment would not approve a specific development. A future special permit application would be required. At that time, the Commission would review traffic, infrastructure, environmental impacts, and other site-specific issues. The project would also require Conservation Commission review and confirmation of adequate water and sewer capacity.

Mr. Hawkins read his August 27, 2026 supplemental staff report into the record. The report addressed changes made by the applicant since the July hearing, including the change from gross acreage to developable acreage and the increase in the affordable housing requirement from 12% to 15%. It also addressed the emergency access easement that had been questioned at the previous hearing.

Commission members discussed the proposed density and its compatibility with the Plan of Conservation and Development. They also discussed the history and intent of the TCVD regulations.

Chairman Byrnes opened the hearing for public comment from those in favor of the application.

Mr. Hawkins read two letters submitted in support of the application.

Tim Casey, 10 Fairhill Lane, and Eric Johnston, 3110 Phelps Road, the letters cited the need for growth and housing opportunities for seniors and young people, while noting that the proposal would not impact agricultural land and could benefit small businesses and increase the tax base.

James Cerkanowicz, 70 Austin Street; Terrell Huff, 94 Brandywine Lane; Neil Hornish, 860 Thrall Avenue; Ajay Malhotra, 1008 North Street; and Sandra Janik, 380 Prospect Street, also spoke in support. They cited the need for housing that would allow young people and working people to remain in Suffield, the appropriateness of the location for higher-density housing, the need for a variety of housing options, and the need for affordable housing.

Chairman Byrnes then opened the hearing for public comment from those in opposition to the application.

Ed Kenney, 80 Diane Lane; Eric Boone, 65 Barry Place; Gregory Sparao, 445 Lake Road; John Forster, 10 Willow Creek; Mike Hopkins, 39 Willow Creek; Vince Scacchitti, Land Warriors CrossFit, 10 Ffyer Place; Amy Miner, 1855 Mapleton Avenue; Robin Shlosser, 148 N. Stone Street; Mike and Erin Moriarty, 1999 Spruce Street; George Austin, 520 South Street; Scott Grenier, 33 Willow Creek; Dan MacWilliams, 35 Wisteria Lane; Nic Cioffi, 19 Redstone Road; Ray Dalrymple, 23 Michael Lane; Laurie Whitten, 186 N. Stone Street; Jim Quinn, 844 N. Grand Street; Donna Moore, 1456 Mapleton Avenue; Nora and Olivia Cote, 669 North Street; Jimmy Sheridan, 3654 Mountain Road; Rick Sotil, 426 S. Grand Street; Roy Couture, 910 Hill Street; Jacob Wysocki, 2026 Colson Street; Zachary Wosko, 838 S. Grand Street; Dan Perakes, 161 S. Main Street; and Dave Corliss, 23 Redstone Road, spoke in opposition to the application.

The speakers raised concerns about the following: impacts on the school system; the emergency exit plan; potential increases in crime; spot zoning; the developer's other projects; the desire to

stop the project rather than allow a detailed application to proceed; traffic impacts; the lack of a mixed-use component; the adequacy of the affordable housing component; the potential elimination of operating businesses at Ffyer Place; the use of Town-owned land for affordable housing; construction traffic; the proposed density; concerns about lower-income tenants moving into the area; benefits to the developer; the impact on the Town's rural character; and the belief that a majority of residents opposed the project.

In response to the comments, Eric Brown noted that Station 280 in Granby was designed and constructed by their group and is the highest taxpayer in Granby. He stated that the property is currently owned by another company.

Commission members discussed the merits and concerns associated with the application, including the need to balance development with providing housing opportunities.

Mr. Dunn moved to close the public hearing. The motion was seconded by Mr. Girard and passed unanimously, 6-0-0.

IV. OLD BUSINESS

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Chairman Byrnes stated that a density of 15 units per acre was too intense and not consistent with the Plan of Conservation and Development.

Mr. Girard stated that while the existing standard of 45 units per three acres may not be appropriate, he did not believe 15 units per acre was the correct solution. He also noted that the proposed amendment would not constitute spot zoning.

Ms. Sinopoli expressed concern regarding the easement through CVS and stated that she considered the amendment to be spot zoning that would provide preferential treatment to the applicant.

Mr. Dunn expressed concerns regarding safety and considered both the existing text and the current proposal to constitute spot zoning.

Mr. Keane stated that the existing 45-unit limit should be changed, but that 15 units per acre was too high. He expressed concerns regarding traffic at that density while stating that he was in favor of apartment housing.

Chairman Byrnes called for a motion on the application and noted that the motion needed to be made in the affirmative.

Mr. Girard moved to approve File 2026-5, as revised through August 14, 2026. The motion was seconded by Ms. Sinopoli and defeated by a unanimous vote of 0-6-0.

V. NEW BUSINESS – None

VI. CORRESPONDENCE – None

VII. ADJOURNMENT

With no further business, Mr. Girard moved to adjourn at 10:28 PM. The motion was seconded by Mr. Dunn 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