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By Erica Boucher at 11:03 am, Sep 09, 2026

MINUTES OF THE REGULAR MEETING OF THE SUFFIELD CONSERVATION COMMISSION SEPTEMBER 8, 2026 7:00 P.M.

Town Hall
83 Mountain Road, Suffield, CT

Commissioners present: Chairman Art Christian, Vice-Chairman Glenn Neilson, Norm John Noble, Ray Wilcox, Gary Phelps, Jessica McCue, Beth Fanous and Kathy Bielonko – Alternate

Also present: Keith Morris, Conservation Consultant

CALL MEETING TO ORDER – 7:00 P.M.

Chairman Christian called the meeting to order at 7:00 p.m. and asked Consultant Morris to read the agenda aloud. Consultant Morris requested that the informal discussion for Casadei Logging Plan on Firestone Drive be moved to a later portion of the meeting as Mr. Casadei had a scheduling conflict. All members agreed.

DECISIONS

1. **Permit #1747 – Guilmartin (applicant) – Single family home – Hale Street. This property is located on the north side of Hale Street, nearest intersection being Prospect Street. Assessor's Map 24, Block 26, Lot 96.**

The Commission reviewed an amended application submitted by Mr. Guilmartin for the construction of a single-family home on a 4.1-acre parcel on Hale Street. Following clearing work on August 21 to remove briars and brush, the applicants soil scientist re-delineated the site's wetland boundaries. The revised site plan establishes a 151.6-foot separation between the proposed septic system and the wetland boundary, satisfying the town's 150-foot setback requirement. The proposed home structure sits outside the upland review area, with existing streams located approximately 200 to 300 feet away

During the discussion, the Commission noted that while the activity is technically outside its direct jurisdiction, protective measures were necessary due to proximity to the wetlands. The applicant confirmed that no tree stumps would be buried on-site. Furthermore, the applicant agreed to place placard tags on trees along the wetland boundary and install silt fencing backed by hay bales during excavation and construction

Vice-Chairman Neilson MOTIONED and Commissioner Phelps seconded to approve Permit #1747 – Guilmartin (applicant) – Single family home – Hale Street as a declaratory ruling, subject to standard permit conditions 1 through 11, wetland boundary placard tagging, silt fence/hay bale erosion controls and inspection by Conservation Consultant. Motion passed unanimously.

2. **Permit #1750 – Raum (owner) – 1286 Mountain Road – Cottage Construction. This property is located on the north side of Mountain Road. Assessor's Map 17H, Lot 23, Block 70.**

Brian Denno presented Permit Application 1750 on behalf of the applicant. The applicant proposes constructing a 672-square-foot accessory cottage for the owner's daughter on their existing property. The cottage will be constructed on a 42-inch frost wall without a basement, allowing space for utilities beneath the structure while raising the main floor. The property is connected to public water, and the existing septic system will undergo a 10-foot expansion directed away from the 150-foot wetland setback line. Soil scientist George Logan previously flagged the wetlands.

Commission members inspected the plan and requested that invasive phragmites that had accumulated in the cleared area be removed as part of the project. In addition, the Commission specified that soil stockpiles generated during excavation must be enclosed with silt fencing.

Vice-Chairman Neilson MOTIONED and Commissioner Wilcox seconded to approve Permit #1750 – Raum (owner) – 1286 Mountain Road – Cottage Construction as a declaratory ruling, subject to standard conditions 1 through 11, utilities connected to existing, silt fencing around excavation piles and inspection by Conservation Consultant. Motion passed unanimously.

INFORMAL DISCUSSION

1. **Casadei – Logging Plan – Firestone Drive**

Licensed forester Chris Casadei presented an informal proposal for a forest management harvest on behalf of property owner Nick Cianci for a 76-acre parcel at the end of Firestone Drive. The proposed operation targets 36 to 38 acres for timber harvesting. Mr. Casadei noted that existing logging trails would be used to minimize footprint and clarified that harvesting would not start until after the first of the year due to hunting season.

The Commission raised concerns regarding potential vernal pools and floodplain drainages on the parcel. Board members recalled a prior proposal for a biodiesel facility on the same parcel approximately 25 years ago, where vernal pools were identified and mapped. Members discussed whether town regulations require a 100-foot or 150-foot buffer around vernal pools for forestry operations. The Commission and forester agreed to table the discussion until next month to allow town staff time to pull the historical biodiesel file and review town forestry and agricultural setback regulations regarding vernal pools.

Following the logging presentation, Mr. Casadei inquired about opportunities for future collaboration between the Conservation Commission and the Suffield Land Conservancy regarding forest management and federal grant funding (such as NRCS) across adjacent holdings. Commission members clarified that the Conservation Commission and the Land Conservancy are separate legal entities, but expressed interest in maintaining open communication regarding joint conservation goals.

APPROVAL OF 2027 MEETING DATES

Commissioner Noble MOTIONED and Vice-Chairman Neilson seconded to approve the 2027 Conservation Commission Meeting schedule as presented. Motion passed unanimously.

PUBLIC COMMENT

David Beltramello – 60 Barry Place

CONSULTANT'S REPORT

Keith Morris provided the commission with a draft copy of the annual report for review.

APPROVAL OF MINUTES FROM THE AUGUST 18, 2026 MEETING

Commissioner Noble MOTIONED and Commissioner Phelps seconded to approve the minutes from the August 18, 2026 meeting as presented. Motion passed unanimously.

ADJOURNMENT

Vice-Chairman Neilson MOTIONED and Commissioner Noble seconded to adjourn the meeting at 7:43 p.m. Motion passed unanimously.

Respectfully submitted by,

Kristen O. Lambert
Recording Secretary