

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 21, 2026**

Present: Jacob Byrnes, Chairman
Christine Sinopoli, Vice Chair
Brian Dunn, Secretary
Jeff Girard
Kevin Keane
Bryan Bussolari, Alternate
Art Christian II, Alternate
Geoffrey Kaplan, Alternate

Absent: Jen Metcalf

Also Present: Bill Hawkins, AICP, Director of Planning & Development

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 were present in person, with one member attending remotely. Chairman Byrnes appointed Mr. Bussolari to serve as a voting member in Ms. Metcalf's absence.

Mr. Dunn read the legal notice for the public hearing

II. PUBLIC COMMENT - None

III. PUBLIC HEARING

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 & Zoning Commission

Staff presented File 2026-6, a proposed text amendment to Section V.K., Flood Damage Prevention, in response to the new FEMA Flood Insurance Rate Maps and CTDEEP review. The amendments update FEMA map references, revise the definition of "Substantial Improvement," establish a one-foot elevation standard above the base flood elevation for new construction and utilities, expand flood elevation data requirements for new subdivision proposals, and make minor grammatical and spelling corrections. Staff noted that the amendments are intended to maintain compliance with federal and state floodplain management requirements and the National Flood Insurance Program. CTDEEP reviewed the proposed amendments. There was brief discussion regarding the application of the new FEMA flood maps to existing homes and flood insurance.

Chairman Byrnes opened the hearing to the public. There were no public comments. Mr. Girard moved to close the public hearing for File 2026-6. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

File 2026-7: Affordable Housing Site Plan Application pursuant to Connecticut General Statutes § 8-30g for the construction of a 100-unit multifamily residential development on an unaddressed parcel located on the east side of South Main Street, to the rear of 156 South Main Street known as Assessor's Map 44H, Block 47, Lot 216A
Applicant – MI 22, LLC

Chairman Byrnes stated that the applicant requested that the public hearing be continued to the October regular meeting. Mr. Dunn moved to continue the public hearing for File 2026-7 to the October 19, 2026 regular meeting. Mr. Girard seconded the motion, which passed unanimously, 6-0-0.

IV. OLD 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 & Zoning Commission

Chairman Byrnes asked if there were any questions for staff. With no further discussion, Mr. Dunn moved to approve File 2026-6 with an effective date of October 5, 2026. Mr. Girard seconded the motion, which passed unanimously, 6-0-0.

V. NEW BUSINESS

File 2026-8: Application for a zone map amendment to change the zone of the property located at 2 Bennett Road from Planned Development Industrial Park to Industrial. Map 71H, Block 52 Lot 11-2. Applicant: LNBC, LLC.

There was brief discussion regarding the appropriate meeting date for the public hearing. The Commission determined that the November meeting would be preferable due to the expected attendance at the October meeting. Mr. Girard moved to accept File 2026-8 and set the public hearing for the November 16, 2026 regular meeting. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

Town Center/West Suffield Center Village District Design Review Board subcommittee appointments.

The Commission discussed the reappointment of Robert Borg, George Fields, and Earl Waterman to the Design Review Board through September 30, 2030. Mr. Hawkins explained that Mr. Borg and Mr. Fields have served on the Design Review Board since its inception in 2004 and have

agreed to continue serving. Mr. Waterman also wishes to continue serving and has been a valuable addition to the board since his appointment several years ago.

With no further discussion, Chairman Byrnes called for a motion. Ms. Sinopoli moved to reappoint Robert Borg, George Fields, and Earl Waterman to the Design Review Board through September 30, 2030. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

VI. REPORTS

Chairman – None

Director of Planning & Development - Mr. Hawkins reviewed the proposed zoning regulation amendments identified in the CRCOG report for compliance with PA 25-1. He noted that legal counsel's guidance is still needed on several of the proposed changes. The discussion was intended to update the Commission on the work underway and familiarize members with the potential amendments. There was brief discussion of several proposed changes, including questions regarding specific provisions and their application.

VII. MINUTES - Mr. Girard moved to approve the minutes of the August 17th regular meeting and the September 1st special meeting. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

VIII. CORRESPONDENCE – None

IX. ADJOURNMENT

With no further business, Mr. Girard moved to adjourn at 8:23 PM. Mr. Dunn seconded the motion, which 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