

**MINUTES OF THE REGULAR MEETING OF THE
SUFFIELD CONSERVATION COMMISSION
SEPTEMBER 22, 2026
7:00 P.M.**

**Town Hall
83 Mountain Road, Suffield, CT**

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

Commissioners absent: Ray Wilcox

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.

INFORMAL DISCUSSION:

1. Eagle Scout Project – Silver Creek Crossing Property

Tabled to a future meeting.

2. Culvert Replacement – North Stone Street

The Conservation Commission discussed a request to replace an existing deteriorated culvert serving agricultural property on North Stone Street. The existing approximately 12-inch galvanized culvert had collapsed and would be replaced with a 15-inch culvert to maintain access to agricultural fields. The Commission discussed applicable approvals and determined the work constituted maintenance of an existing agricultural use.

Vice-Chairman Neilson MOTIONED and Commissioner Noble seconded to acknowledge the proposed culvert replacement. Motion passed unanimously.

PUBLIC HEARING:

1. Permit #1748 – Peak Mountain Development LLC (applicant) – 7 single family homes – South Grand Street. This property is located on the west side of South Grand Street. Assessor's Map 18, Block 21, Lots 15 & 15A

The Commission reviewed Permit No. 1748 for a proposed seven-lot single-family residential subdivision on approximately 39 acres on South Grand Street. Kirk McNaughton of Peak Mountain Development, LLC, presented the proposal with Skip Alford of Alford Associates and wetland scientist Ian Cole. The property consists primarily of agricultural fields with wooded areas and wetlands. The proposal includes seven residential lots, approximately 13 acres of open space, with access from existing south Grand Street, individual driveways, and on-site septic systems.

The applicant reviewed the wetland delineations and proposed regulated activities. The primary wetland impact involves the driveway serving Lot 15C, which would cross a narrow portion of the wetland. The permanent disturbance associated with the driveway was estimated at approximately 1,700 square feet, with additional temporary disturbance during construction. The applicant proposed three 15-inch pipes beneath the driveway to maintain drainage. Silt fencing, construction entrance pads, and other best management practices would be used to limit erosion and sedimentation.

The applicant also presented proposed drainage improvements along South Grand Street in response to existing flooding concerns. The proposal includes widening the road shoulder to create a detention area, replacing the existing culvert, installing two catch basins, and adding a rain garden. The applicant stated that these improvements were developed in consultation with DPW Director Lee Corbert and were intended to reduce roadway flooding and control stormwater flows. The Commission discussed the drainage calculations, the discharge across the roadway, and potential effects on the wetlands and surrounding properties. The Town Engineer's review of the drainage information was still pending.

The Commission also discussed groundwater conditions, septic systems, and the proposed homes. The applicant stated that the septic systems had received approval from the North Central District Health Department and that several systems had been relocated to maintain a 150-foot separation from wetlands. The homes would be raised as necessary, with footing drains designed to provide positive drainage. The applicant maintained that the relatively flat topography and limited watershed reduced the potential for erosion or stormwater impacts to the wetlands.

The Commission questioned the applicant regarding the requested waiver of the tree inventory requirement for trees six inches or greater in diameter. The applicant stated that the locations of the proposed homes were constrained by wetlands and zoning requirements and that the requested inventory would not materially affect the location of the structures. The Commission also discussed the planting plan for the wetland crossing and whether additional understory plantings should be considered.

Richard Evans, 61 N. Main Street, East Granby, the main abutter to the property, raised concerns regarding the wetland delineation, groundwater elevations, septic system separation distances, vegetation, wildlife impacts, and potential effects on nearby wetlands and a vernal pool.

The Commission discussed Mr. Evans's concerns, the role of the North Central District Health Department in septic approvals, and whether additional technical information should be provided. Commissioners agreed to review the information submitted by the abutter and await the Town Engineer's report before taking further action.

Vice Chairman Neilson MOTIONED and Commissioner McCue seconded to continue the Public Hearing for Permit #1748 – Peak Mountain Development LLC (applicant) – 7 single family homes – South Grand Street to October 27, 2026 to allow additional time for review and response to the issues raised. Motion passed unanimously.

PLAN ACCEPTANCE:

- 1. Permit #1751 – Hamlet Homes, LLC – Multi-family residential housing – Limric Lane.
This property is located on the north and south side of Limric Lane. Assessor's Map 35H,
Block 48, Lot 94A**

The Commission discussed plan acceptance for Permit No. 1751, Hamlin Homes, LLC, for proposed multifamily residential housing on the north and south sides of Limerick Lane, Assessor's Map 35H, Block 48, Lot 94A. It was noted that the proposal includes development on both sides of Limric Lane and

involves a portion of property that had previously been considered as a subdivision, although the current proposal represents a new application. The Commission discussed the statutory timeframe for scheduling a public hearing and agreed to schedule the hearing for November 24, 2026.

Commissioner McCue MOTIONED and Commissioner Noble seconded to accept Permit #1751 – Hamlet Homes, LLC – Multi-family residential housing – Limric Lane and set the public hearing for November 24, 2026. Motion passed unanimously.

PUBLIC COMMENT

None.

CONSULTANT'S REPORT

The Commission received an update regarding the logging work at the Firestone property. Due to the sensitivity of the vernal pools, the State advised that a full wetland permit application should be submitted. The applicant indicated a willingness to do so, and the Commission requested that the locations of the vernal pools be identified and included with the application.

APPROVAL OF MINUTES FROM THE SEPTEMBER 8, 2026 MEETING

Vice-Chairman Neilson MOTIONED and Commissioner Noble seconded to approve the minutes from the September 8, 2026 meeting as presented. Motion passed unanimously.

ADJOURNMENT

Commissioner Bielonko MOTIONED and Commissioner Phelps seconded to adjourn the meeting at 8:36 p.m. Motion passed unanimously.

Respectfully submitted by,

Kristen O. Lambert
Recording Secretary