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By Michele Urch at 11:11 am, Oct 20, 2026

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**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 19, 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. Five members were present in person, with three members attending remotely. Chairman Byrnes appointed Mr. Christian to serve as a voting member in Ms. Metcalf's absence.

II. PUBLIC COMMENT - None

III. PUBLIC HEARING

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 November regular meeting. Ms. Sinopoli moved to continue the public hearing for File 2026-7 to the November 16, 2026 regular meeting. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

IV. OLD BUSINESS - NONE

V. NEW BUSINESS

File 2026-9: Text Amendment to Section V.F.3.c of the Zoning Regulations (Assisted-Living Facilities), to increase the maximum density in residential and commercial zones from five (5) to five and one-half (5.5) units per acre of lot area.
Applicant – WELL, LCB Landlord, LLC.

These minutes are not official until accepted at a subsequent meeting.

Mr. Dunn moved to accept File 2026-9 and set the public hearing for the November 16, 2026 regular meeting. Mr. Keane seconded the motion, which passed unanimously, 6-0-0.

2027 PZC Meeting Calendar: Chairman Byrnes explained that the 2027 meeting calendar maintains the regular schedule of meeting on the third Monday of each month, except for January and February, when meetings are scheduled for the fourth Monday due to holidays. With no further discussion, Mr. Dunn made a motion to approve the 2027 meeting calendar as presented. Mr. Christian seconded the motion, which passed unanimously, 6-0-0.

VI. REPORTS

Chairman – None

Director of Planning & Development – Mr. Hawkins provided the Commission with an overview of the State’s Housing Growth Planning process, including a flowchart of anticipated deadlines and a one-page summary of the three phases. He explained that the Connecticut Office of Policy and Management (OPM) is responsible for assessing statewide housing needs and establishing regional growth targets, followed by the Capitol Region Council of Government’s (CRCOG) regional housing needs assessment and recommended municipal affordable housing goals. The Commission was advised that Suffield will later need to consider whether to participate in a regional Housing Growth Plan or prepare its own municipal plan, and that further details regarding the methodology and municipal goals are forthcoming.

VII. MINUTES - Mr. Keane moved to approve the minutes of the September 21st regular meeting. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

VIII. CORRESPONDENCE – None

IX. ADJOURNMENT

With no further business, Mr. Dunn moved to adjourn at 7:36 PM. Mr. Keane 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