RECEIVED
By Michele Urch at 4:20 pm, Oct 20, 2026

MINUTES OF THE REGULAR MEETING OF THE SUFFIELD CONSERVATION COMMISSION OCTOBER 13, 2026 7:00 P.M.

Suffield Senior Center 145 Bridge Street Suffield, CT

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

Commissioners absent: Chairman Art Christian and Beth Fanous

Also present: Keith Morris, Conservation Consultant and Derek Donnelly, Town Attorney

CALL MEETING TO ORDER – 7:00 P.M.

Vice-Chairman Neilson called the meeting to order at 7:00 p.m., explained the absence of Chairman Christian, assigned voting rights to Commissioner Bielonko in the absence of Commissioner Fanous and asked Consultant Morris to read the agenda aloud.

Consultant Morris read the agenda and noted a typographical error on the agenda regarding the discussion of plan acceptance of Permit #1752.

Commissioner Phelps MOTIONED and Commissioner Wilcox seconded to move the Plan Acceptance of Permit #1752 to the beginning of the agenda. Motion passed unanimously.

PLAN ACCEPTANCE:

1. **Permit #1752 – Casadei - Logging – Firestone Drive. This property is located at the end of Firestone Drive. Assessor's Map 28h, Block 37, Lot 1**

Tabled to the October 27, 2026 Regular Conservation Commission Meeting.

INFORMAL DISCUSSION:

1. **Eagle Scout Project – Silver Creek Crossing Property**

Scout Laura Fitzgerald presented her proposed Eagle Scout Project at the Silver Creek Crossing property. She explained that she was working with the Suffield Land Conservancy to construct a footbridge over Fourmile Brook to extend the walking trail and connect it to the road at Hilltop Farm. As the proposed project is located within a wetlands area, she appeared before the Commission for review prior to proceeding. Miss Fitzgerald outlined the project details using printed diagrams and provided a step-by-step explanation of her proposed plan. Commission members asked questions, provided feedback, and offered suggestions for consideration. Miss Fitzgerald addressed the questions and concerns raised to the Commission's satisfaction.

Vice-Chairman Neilson MOTIONED and Commissioner Wilcox seconded to approve the Eagle Scout Project as presented. Vote: Motion passed unanimously.

2. Discussion on Public Hearing

Vice-Chairman Neilson opened the public hearing and introduced Town Attorney Derek Donnelly, who referenced a memorandum distributed to the Commission and the applicant regarding the permit and verified petitions received over the preceding several weeks. Attorney Donnelly explained the process for obtaining intervener status and emphasized that the Commission's jurisdiction is limited to wetlands and watercourses matters. He noted that the petitions contained numerous allegations outside the Commission's jurisdiction. He further explained that if intervener status were granted, petitioners would be directed to limit their comments and testimony to matters within the Commission's jurisdiction.

Attorney Donnelly stated that he had reviewed all the petitions and confirmed that they were identical. He explained the requirements for petitions to be considered valid and outlined the legal implications of granting intervener status. He recommended that the Commission grant the verified petitions, while reiterating that any comments and testimony must be limited to matters within the Commission's jurisdiction over wetlands and watercourses.

Having met the minimum requirements of CT General Statute 22A-19 the following motions were made to grant intervener status:

Commissioner Noble MOTIONED and Commissioner McCue seconded to grant intervener status to Mitchell Charkiewicz. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Phelps seconded to grant intervener status to Brian and Chelen Kost. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Phelps seconded to grant intervener status to Leslie Fahey. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Phelps seconded to grant intervener status to Mark Donahue. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Bielonko seconded to grant intervener status to T. Francis Stack. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner McCue seconded to grant intervener status to David and Anne Beltramello. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Wilcox seconded to grant intervener status to E. Michael and Ellen K. Stiles. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Phelps seconded to grant intervener status to James Albert. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Bielonko seconded to grant intervener status to Robert A. Parks. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner McCue seconded to grant intervener status to Margaret M. Parks. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Wilcox seconded to grant intervener status to Sarah Ralston. Motion passed unanimously.

Commissioner Noble MOTIONED and Commissioner Phelps seconded to grant intervener status to Alison Gardocki. Motion passed unanimously.

PUBLIC HEARING:

1. **Permit #1749 – MI 22 LLC (owner) – Multi-Family Development – South Main Street. This property is located on the east side of South Main Street, nearest intersection being Barry Place. Assessor's Map 44H, Lot 47. Block 216A.**

Vice-Chairman Neilson opened the Public Hearing at 7:26 p.m. A brief discussion regarding the process of the hearing was conducted with guidelines regarding the order of process:

1) Case presentation by applicant
2) Q & A with commission members and applicant
3) Q & A with interveners and applicant
4) Case presentation by interveners

Attorney Amy Blume addressed the Commission on behalf of MI 22 LLC, the property owner, and respectfully disagreed with Town Attorney Donnelly's recommendation regarding the verified petitions, presenting her rationale for why they should be denied. Attorney Blume then began her presentation and introduced the project's engineering expert. Before proceeding, Vice-Chairman Neilson questioned whether the application was complete, identifying several items of information he believed were missing and expressing concern that the Commission lacked sufficient documentation to conduct a thorough review. Following a brief exchange between Vice-Chairman Neilson and Attorney Blume regarding the completeness of the application, Attorney Blume requested an adjournment. Town Attorney Donnelly intervened, and Attorney Blume ultimately agreed to continue with the presentation.

The engineering expert proceeded to present an overview of the proposed project, using a map of the property to identify key areas and explain relevant site conditions. Commissioners asked questions regarding the information presented, and the expert provided responses and clarification. Attorney Blume then introduced the project's soil expert, who outlined his review of the development area, including his field testing and findings concerning the site's soil conditions. The final presentation was provided by the project's land surveying expert, who discussed his findings regarding the property and its existing conditions.

Interveners David Beltramello of 60 Barry Place and Robert Parks of 30 Barry Place addressed the Commission and Attorney Blume, expressing significant concerns regarding the potential impact of water runoff on their properties, which abut the proposed development property on South Main Street. Both raised concerns about how the proposed development could affect existing drainage patterns and water flow in the surrounding neighborhood, particularly given the proximity of their properties to the site.

No additional questions or concerns were presented by the interveners.

Vice-Chairman Neilson invited the interveners to present their case regarding the proposed development. David Beltramello of 60 Barry Place spoke on behalf of the interveners and introduced supporting documentation for the Commission's review. Copies of the materials were provided to the Commission, Town Attorney Donnelly, and Attorney Amy Blume, representing the applicant. Mr. Beltramello also

introduced the qualifications and areas of expertise of the individuals who would be presenting testimony on behalf of the interveners. The group included a Civil Engineer, a Professional Wetland Scientist/Soil Scientist/Environmental Consultant, and a resident with experience in consulting services and project management. The interveners presented their concerns regarding the proposed development, outlining potential impacts and technical issues they believed warranted the Commission's consideration. They offered arguments in opposition to the application, asserting that the proposed project could have detrimental effects on the surrounding area and the Town, and explained why they believed the application should not be approved.

Following extensive discussion, the Commission determined that the Public Hearing would need to be continued to allow sufficient time to review and consider the substantial amount of information presented during the meeting. The decision also took into account Attorney Blume's request to reserve the applicant's right to respond to the new information and materials introduced by the interveners. The Commission agreed that continuing the hearing would provide an opportunity for the information to be fully reviewed and for the applicant to prepare a response before the Public Hearing proceeded further.

Commissioner Noble MOTIONED and Commissioner McCue seconded to continue the Public Hearing on Permit #1749 to November 10, 2026. Motion passed unanimously.

PUBLIC COMMENT

Rick Sotil – 426 S. Grand Street

James Albert – 90 Ellison

CONSULTANT'S REPORT

None.

Commissioner McCue MOTIONED and Commissioner Noble seconded to hold a five minute access. Motion passed unanimously.

APPROVAL OF MINUTES FROM THE SEPTEMBER 22, 2026 MEETING

Commissioner Noble MOTIONED and Commissioner Wilcox seconded to approve the minutes from the September 22, 2026 meeting as presented. Motion passed unanimously.

ADJOURNMENT

Commissioner Bielonko MOTIONED and Commissioner Phelps seconded to adjourn the meeting at 9:00 p.m. Motion passed unanimously.

Respectfully submitted by,

Kristen O. Lambert
Recording Secretary