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By Erica Boucher at 11:15 am, Nov 02, 2026

MINUTES OF THE REGULAR MEETING OF THE
SUFFIELD CONSERVATION COMMISSION
OCTOBER 27, 2026
7:00 P.M.

Suffield Senior Center
145 Bridge Street
Suffield, CT

Commissioners present: Chairman-Art Christian, Vice-Chairman Glenn Neilson, Beth Fanous, Norm John Noble, Gary Phelps, Jessica McCue, 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., Christian, assigned voting rights to Alternate Commissioner Bielonko in the absence of Commissioner Wilcox. Consultant Morris then read the agenda aloud.

PARK SUPERINTENDENT REPORT

Superintendent Chad Kuzontkoski distributed his report to the Commission noting the well house roof has been re-shingled, eagle scouts have begun renovations on the braille trail, work was done by the Suffield Academy students, the lantern fly infestation was addressed eliminating breeding areas, logs have been, split for firewood for the pavilion, gutters have been cleaned and the general outside maintenance on the house and barn have been done. The annual visit and assessment of the house was completed by the DPW Director and the Conservation Chair. Mr. Kuzontkoski also acknowledged that local volunteer Edward O'Connor helped with the clearing and maintenance of the trails at Stony Brook Park and he will be sent a thank you note on behalf of the Commission.

INFORMAL DISCUSSION:

1. Logging Plans – North & South Stone Streets

Chris Casadei, certified logger licensed with the State DEEP in CT and MA, reviewed his plans for forest management and harvesting on 26 acres of the Kudla property on South Stone St. and 15 acres of the Kope property on North Stone St. After discussion of the details with the Commission these plans were approved as of right.

DECISION:

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.

Mr. Casadei explained his plans for logging on this property and presented the commissioners with a plan that showed the vernal pools that had previously been identified from the biodiesel plant plans. He had planned on allowing a 50foot buffer treating the vernal pools as a water course, but commission members

explained that there would be a 100 foot upland review area needed, and that the plan would need to be revised. He also noted that work would not be done until the winter time when the conditions would be suitable for doing the work. It was agreed that a site visit would be needed by staff and some commission members with Mr. Casadei to facilitate a revised plan. Commissioner McCue will join in on the site visit. Consultant Morris will coordinate the site visit.
Commissioner Neilson MOTIONED and Commissioner Noble seconded to table **Permit #1752** to the November 10th meeting so that a site visit can be arranged prior to the meeting. 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.

Chairman Christian opened the public hearing which was a continuation of the hearing on September 22, 2026 at 7:42 PM. Skip Alford of Alford Associates, and wetland scientist Ian Cole presented the details of the plan and the response to the abutter's comments from the September hearing on behalf of the applicant Kirk MacNaughton of Peak Mountain Development, LLC. The Commission was presented with the written document prepared by Alford Associates, Inc. dated October 19, 2026. Mr. Cole stated that his wetland delineation was verified by the Commission's soil scientist George Logan and that the North Central District Health Department (NCDHD) had approved the septic systems and wells on the project. He also noted that a wildlife impact study was not required since there were not changes to the wetland habitat. Mr. Alford explained the changes to the berm from 8 feet to 5 feet and snow shelf by the road that were made after consulting with the Town's Engineering Consultant, Dana Steele of J. R. Russo and Associates. He also noted that the run off calculations were reviewed and confirmed by Mr. Steele. Mr. Alford explained that the existing flooding situation across the street would be alleviated by the new plan because the existing culverts are a problem.
There was discussion about tree cutting around the houses and the request by the applicant to waive the inventory of the trees that were 9" in diameter or greater since they are outside the wetlands. Commission members expressed concern that the cutting of trees would affect the wetland area. Commissioner McCue requested data on the tree removal. There was also discussion about the water table changes. Commission members were particularly concerned about lot 15C and the driveway crossing access to the house. Mr. Alford explained that the driveway and plantings along it would create a transition zone which would enhance the wildlife habitat.
Commissioner Christian opened the hearing to comments from the public.
Richard Evans, 61 N. Main Street, East Granby, the main abutter to the property, read his comments into the record. He questioned the recommendations and approval of the NCDHD and his contention was there needed to be further and more extensive testing. He has requested a further written report from NCDHD and has not be able to obtain it. He also questioned the use of a rain garden and felt there should be more ground water data. He also wanted more studies of endangered species.
Consultant Morris stated that he had contacted the NCDHD and they stand by their findings and report. Ian Cole responded that George Logan had already reported on the 4 possible endangered species for this property and identified four and found there was no concern and might be a possible enhancement of the area from the project since it would no longer be farmed.
Commissioner Fanous said she would like to review Mr. Evans comments more thoroughly if he could provide a written copy.
With no further comments from the public, Chairman Christian closed the public hearing.

Commissioners Noble and Phelps noted they have concerns about the water table and run off from homeowners maintaining lawns. Commissioner McCue was concerned about the environmental impact of lots 15F and 15G. Commissioner Bielonko expressed concerns on the maintenance of the rain garden. Commissioners Christian and Neilson had concerns about the catch basin situation and the water table. Consultant Morris noted that he did not have concerns about the driveway for lot 15.
Commissioner Noble MOTIONED and Vice Chairman Neilson seconded approval of 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 motion was defeated unanimously with all 7 members opposed.

PUBLIC COMMENT

Emily Zaczynski – 124 Hill St. asked if plans for the expansion of the Middle School would need to be reviewed by the Commission for its impact on the wetlands and was told yes they would.

CONSULTANT'S REPORT

None.

.**APPROVAL OF MINUTES FROM THE OCTOBER 13, 2026 MEETING**

Commissioner McCue MOTIONED and Commissioner Bielonko seconded to approve the minutes from the October 13, 2026 meeting with the correction to the word "access" which should have been "recess" concerning the motion after the Conservation Consultant report. Motion passed unanimously.

ADJOURNMENT

Commissioner McCue MOTIONED and Commissioner Bielonko seconded to adjourn the meeting at 9:15 p.m. Motion passed unanimously.

Respectfully submitted by,

Ellie Binns
Recording Secretary