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SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 16, 2026

Present:	Jacob Byrnes, Chairman
	Christine Sinopoli, Vice Chair
	Brian Dunn, Secretary
	Jeff Girard
	Kevin Keane
	Jen Metcalf
	Bryan Bussolari, Alternate
	Art Christian II, Alternate
Absent:	Geoffrey Kaplan, Alternate
Also Present:	Bill Hawkins, AICP, Director of Planning & Development
	Ellie Binns, Administrative Assistant

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. Six members were present in person, and two members participated remotely via Zoom.

Mr. Dunn read the legal notice for the public hearing.

II. PUBLIC COMMENT

Eric Boone, 65 Barry Place: Mr. Boone raised concerns about grading and farming activities at 156 South Main Street, including the lack of permits and erosion controls. He questioned whether new farming operations should be subject to a permitting process.

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

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.

Brian Denno of Denno Land Surveying presented the application on behalf of the applicant. He described the 2.63-acre parcel, which contains an existing structure and is served by public water, sewer, and natural gas. He distributed a map showing the adjacent properties currently zoned Industrial (I) and their relationship to the 2 Bennett Road parcel. Mr. Denno explained that the property is currently zoned Planned Development Industrial Park (PDIP), which allows fewer uses than the Industrial zone. He described the property as underutilized and stated that the proposed zone change would provide greater opportunities to attract industrial uses.

Commissioners discussed the history of the property's zoning and questioned the proposed fuel cell storage facility. Mr. Hawkins explained that the proposed fuel cell facility would be subject to the State Siting Council's review and could be located on the property under either zoning designation. Therefore, the proposed zone change would not affect the facility's ability to be sited there.

Mr. Hawkins then read his staff report into the record, describing the property and the additional flexibility that would result from the proposed zone change. He explained that the request would not constitute spot zoning but rather an extension of the existing Industrial zone to an adjacent property. He noted that the Commission has approved similar zone changes in the past to extend an existing zone onto an adjacent property, including extensions of the Town Center Village District zone.

Mr. Hawkins also clarified that any proposed use of the property would still be subject to the applicable zoning requirements and would require an application to the Commission where necessary.

Chairman Byrnes opened the hearing to the public.

Con O'Leary, 12 Town Line Road, Windsor Locks, submitted an email in opposition to the application, citing potential impacts on the adjacent residential zone in Windsor Locks.

Barbara Hart, 97 North Main Street, Windsor Locks, spoke in opposition, citing concerns about increased noise, lighting, hours of operation, and pollution.

Jonathan Savino, First Selectman of Windsor Locks, spoke in opposition citing potential impacts on adjacent residential properties.

With no further comments from the Commission or the public, Mr. Girard moved to close the public hearing for File 2026-8. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

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.

Benjamin Duke of Tenax Strategies presented the application on behalf of WELL LCB Landlord, LLC. He reviewed the existing assisted living regulations under Section V.F. and explained the request to increase the density standard for assisted living facilities from five to five and a half units per acre in residential and commercial zones. He stated that the current standard, adopted in 1997, no longer reflects the Town's population growth and aging demographics. The proposed change would allow the existing assisted living facility on Canal Road to construct additional cottages.

Mr. Hawkins then read his staff report into the record, noting that the regulations already require the availability of public water and sewer services. He also explained how the proposed amendment is consistent with the Town's Plan of Conservation and Development and Housing Plan.

Commission members expressed support for expanding housing options that allow elderly residents to downsize and noted that the existing assisted living facility is well-run and maintained.

Chairman Byrnes opened the hearing to the public. With no comments from the public, Mr. Dunn moved to close the public hearing for File 2026-9. Mr. Keane seconded the motion, which passed unanimously, 6-0-0.

IV. OLD BUSINESS

File 2026-8: Bennett Road – Zone Change

Commission members discussed concerns about the potential impacts on neighboring residential properties and noted that property owners may have purchased their properties with the expectation that the existing zoning would remain in place. One Commissioner also expressed concern that extending the Industrial zone to this property could lead to further expansion of the zone in the future. Members suggested that the Commission could consider expanding the permitted uses in the PDIP zone through a future text amendment.

Mr. Girard moved to approve File 2026-8. Mr. Keane seconded the motion, which was denied unanimously, 0-6-0.

File 2026-9: Assisted-Living Density Text Amendment

Commission members expressed support for the text amendment, noting that it would expand housing options for elderly residents and help advance the Town's housing goals.

Mr. Dunn moved to approve File 2026-9. Mr. Girard seconded the motion, which was approved unanimously, 6-0-0.

V. NEW BUSINESS

File 2026-10: Affordable Housing Site Plan Application pursuant to Connecticut General Statutes § 8-30g for a proposed 138-unit multifamily residential development on a 41-acre parcel located

off Limric Lane, with an additional access driveway from Suffield Street, identified as Assessor's Map 35 H, Block 48, Lot 94 A. Applicant: Hamlet Homes, LLC.

Mr. Keane moved to accept File 2026-10 and set the public hearing for the December 16, 2026 regular meeting. Mr. Dunn seconded the motion, which passed unanimously, 6-0-0.

File 2026-11: Special Permit Application for the sale of alcohol for on-premises consumption pursuant to Section V.D.4 of the Zoning Regulations, located at 136 Mountain Road, Unit 150. Applicant: Hometown Arcade. Assessor's Map 34 H, Block 30, Lot 124.

Mr. Dunn moved to accept File 2026-11 and set the public hearing for the December 16, 2026 regular meeting. Mr. Girard seconded the motion, which passed unanimously, 6-0-0.

VI. REPORTS

Chairman: None

Director of Planning & Development: Mr. Hawkins reported that two responses had been received to the Town's request for proposals for land use attorney services. He will meet with the Chairman and Town Attorney to review the submissions.

VII. MINUTES

Ms. Sinopoli moved to approve the minutes of the October 19, 2026 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 8:32 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