

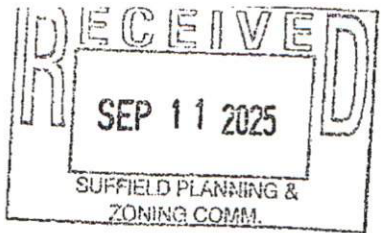
# EXHIBIT 2

RECEIVED AND FILED  
TOWN OF SUFFIELD

OCT 24 2025

*Mickelle Bell*  
SUFFIELD TOWN CLERK

PZC Use Only: File # 2025-10  
Application Fee \$ 660.00  
Application Date 9-11-25  
Other Requirements \_\_\_\_\_



February 22, 2022



# TOWN OF SUFFIELD APPLICATION FOR SUBDIVISION/RESUBDIVISION

**THIS APPLICATION MUST BE FILLED OUT COMPLETELY** [Include 4 full size plans and 11-11"x17"]

1. Check One:    {    } Subdivision    {  } Re-subdivision
2. Subdivision/Re-subdivision Name/Title: \_\_\_\_\_
3. Property Address: 190 EAST STREET NORTH
4. Assessor's Map Number: 88H    Block Number: 55    Lot Number: 23
5. Total Property Acreage: 61.191 +/-    Total Wetlands Acreage: 24.3 +/-  
*(Subdivisions with 10 or more acres and 5 or more lots also require a Special Permit Application.)*
6. Total Number of lots proposed including existing lot? 2    Average acreage per lot? 30.6 +/-
7. Zoning District[s]: R-25    Is Property in a Historic District? NO  
*(If tract is in more than one zoning district show on plan.)*    *(If yes, provide copy of Certificate of Appropriateness.)*
8. Applicant's Name: BRICK TURF LLC    Phone#: 860-XXXX-XXXX  
Address: 1045 EAST STREET NORTH, SUFFIELD    Cell#: 860-XXXX-XXXX  
CT 06078  
Email address: \_\_\_\_\_
9. Owner of Record [if different]: SAME AS ABOVE    Phone#: \_\_\_\_\_  
Address: \_\_\_\_\_    Cell#: \_\_\_\_\_  
Email address: \_\_\_\_\_
10. Agent's Name [if different]: \_\_\_\_\_    Phone#: \_\_\_\_\_  
Address: \_\_\_\_\_    Cell#: \_\_\_\_\_  
Email address: \_\_\_\_\_    Fax#: \_\_\_\_\_
11. Engineer, Surveyor or Designer: DENNO LAND SURVEYING & CONSULTANTS    Phone#: 860-408-9167  
Address: 2 TUNYIS RD., STE. 214, TARIFFVILLE    Cell#: 860-916-2899  
Email address: brian@dennoandsurveying.com    CT 06081
12. Zoning Board of Appeals Case # [if any]: N/A    [Provide copy of ZBA approval letter]
13. Water Supply [Provide evidence of adequate water supply]?    Public: {  }    Private: {    }
14. Sewer [Provide WPCA, DEEP or NCDHD approval letters]?    Public: {  }    Common: {    }    Private: {    }
15. Total Acres of Open Space Proposed? \_\_\_\_\_    # of Parcels: \_\_\_\_\_    Wetland Acres [if any] 24.3 +/-  
Proposed form of Open Space Ownership: IN FARM PRESERVATION
16. Are Waivers from the Subdivision Regulations being requested? YES [If yes, attach list with rationale.]
17. Are Easements or Deed Restrictions Existing on Property? YES [If yes, attach list.]
18. Names and Lengths of Proposed Streets [if any]: N/A
19. Is any part of the Property located in a Flood Plain? YES [If yes, show on plan.]
20. Is Property located within 500 feet of an adjoining municipality? YES
21. Does part of the Property abut an active farm? YES [If yes, see Subdivision Sec. 805.]
22. Does part of the Property lie within the 65 dB of Bradley Airport? NO [If yes, see Subdivision Sec. 806.]
23. If new Roads are being proposed, has the Road Centerline been staked every 100 feet? N/A
24. Total # of Abutters: 23 [Attach list of abutters' names and addresses located within 200 feet of property.]

25. Application Fee included: \$ 660.00 [Checks must be made out to "Town of Suffield".] (\$300.00 per lot [minimum of \$600.00] plus \$60 DEEP fee and \$1 per linear foot of new roadway.)
26. By signing this application I am certifying that the above information is correct and that I have submitted all required documentation and am in compliance with the Town of Suffield Subdivision Regulations. I hereby authorize the Planning and Zoning Commission and their staff to enter upon the property shown on the enforcement and administration of the Town of Suffield Subdivision Regulations.
- Record Owner Signature: BGBI Date: 8/5/25
- Applicant Signature [if other than Record Owner]: BGBI Date: 8/5/25

### APPLICATION SUBMITTAL REQUIREMENTS CHECKLIST

All applications/plans must contain all of the requirements found in the Town of Suffield Subdivision Regulations, including but not limited to the following item below.

**Instructions: Check all items included in your application and return with application.**

- { *n/a* } Centerline of all proposed streets staked 100-feet apart with centerline stations marked.
- {  } Four [4] full-size plans and eleven [11] reduced 11" x 17" copies of plans.
- {  } Copies of all Conservation Commission, North Central District Health Department and Historic District Commission approval letters.
- { *n/a* } Copies of all drainage reports, traffic studies, and environmental studies related to project.
- {  } Locations, boundaries and areas of all lots (proposed and existing), adjacent streets or ways, and the locations and owners' names for all adjacent properties.
- {  } Locations and outlines of all existing buildings, wetlands, waterways and other significant site features [stone walls, 24" diameter trees, fences, etc.] within 200 feet adjacent to proposal.
- {  } Existing and proposed topography, including contours, locations of wetlands, streams, water-bodies, drainage swales, areas subject to flooding and unique natural land features.
- {  } Existing and proposed structures, including dimensions and elevations.
- {  } Locations of parking, driveways, sidewalks and access and egress points.
- {  } Locations and descriptions of all proposed sewage treatment systems, water supply, storm drainage, and utilities.
- {  } Proposed landscape features including the locations and descriptions of screening, fencing and plantings including a street tree plan.
- {  } Proposed agricultural buffers and conservation easements.
- { *n/a* } Location of proposed streets and traffic signs.
- { *n/a* } Location and description of proposed open space and recreation areas.
- { *n/a* } Identification of trees 18" in diameter or larger or any unusual species.
- {  } Locations and elevations of Flood Hazard/Flood Plain on property.
- {  } Identification of natural aquifers and necessary aquifer protection.
- {  } Tabular summary to include proposed and required lot area and frontage for each lot; total land area, including ratio of wetlands to non-wetlands; percentage and area of proposed open space, including ratio of open space wetlands to non-wetlands; and the average lot area proposed.
- { *n/a* } Copy of percolation test results [if applicable].
- { *n/a* } Storm drainage; pre and post development areas and calculations
- {  } Erosion and sedimentation plan and narrative.
- {  } List of all proposed waivers from the Zoning Regulations and rationale for each.
- {  } North point, scale of map and date.
- { *n/a* } Master development sketch.

**190 East Street North - 100' abutters**

<u>Parcel ID</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Mailing Address</u>	<u>Mailing City</u>	<u>Mailing State</u>	<u>Mailing Zip</u>
77 H 46 26	121 EAST ST N	STEINBERG JAMIE LEAH & MICHAEL STEPHEN & SURV	121 EAST ST N	SUFFIELD	CT	06078
77 H 46 27	101 EAST ST N	LANPHAR SUSAN A	101 EAST ST N	SUFFIELD	CT	06078
77 H 46 28	85 EAST ST N	CAMEROTA STEVEN W	312 NORTH MAPLE ST	ENFIELD	CT	0608
79 H 55 7	CANAL RD	WINDSOR LOCKS CANAL CO	2 ELM ST	WINDSOR LOCKS	CT	0609
87 H 55 15 A	CANAL RD	STATE OF CONNECTICUT	79 ELM ST 6TH FL	HARTFORD	CT	06106
87 H 55 15 B	1 CANAL RD	SUFFIELD SNF REALTY LLC	1999 CEDARBRIDGE AVE SUITE 1A	LAKWOOD	NJ	08701
87 H 55 21	230 EAST ST N	PERRONE HARRY JR	230 EAST ST N	SUFFIELD	CT	06078
87 H 55 22	220 EAST ST N	KURTZ RICHARD W	220 EAST ST N	SUFFIELD	CT	06078
88 H 55 23	190 EAST ST N	BRICK TURF LLC	1045 EAST ST N	SUFFIELD	CT	06078
88 H 55 23 3	72 EAST ST N	SANDERSON HARRY N JR	72 EAST ST N	SUFFIELD	CT	06078
88 H 55 24	50 EAST ST N	SHARAF MOUSTAFA & WAFAA & SURV	50 EAST ST N	SUFFIELD	CT	06078
88 H 55 25	EAST ST S	WINDSOR LOCKS CANAL CO	2 ELM ST	WINDSOR LOCKS	CT	06096
88 H 55 26 A	14 EAST ST N	LONGHI LORI & DAVID & SURV	1427 ENFIELD ST	ENFIELD	CT	06082
77 H 46 975 E	975 THRALL AVE	WEHELIE ABDILAZIZ	975 THRALL AVE	SUFFIELD	CT	06078
77 H 46 159 E	161 EAST ST N	SPREMULLI SCOTT & ANASTASIA & SURV	161 EAST ST N	SUFFIELD	CT	06078
77 H 46 145 E	145 EAST ST N	TERCY HETHKENLY & NIRVA ZEPHIR & SURV	145 EAST ST N	SUFFIELD	CT	06078
77 H 46 131 E	131 EAST ST N	TAUTIC BARBARA & RONALD F	131 EAST ST N	SUFFIELD	CT	06078
87 H 55 15 C	7 CANAL RD	WELL LCB LANDLORD LLC	4500 DORR ST	TOLEDO	OH	43615

# TOWN OF SUFFIELD

## WPCA

844 East Street South, Suffield, CT 06078  
www.suffieldct.gov



Jamie Kreller  
Superintendent  
jkreller@suffieldct.gov  
860-668-3863

March 12, 2025

RE: **Capacity Request** – 190 East Street North

Dear Ben and Donna Bielonko,

The WPCA received your request for sewer capacity, on February 19, 2025. The Water Pollution Control Authority approved your capacity request at their regularly scheduled monthly meeting March 11, 2025. This letter is to confirm your request for capacity that the sanitary sewer line can serve one residential home at 190 East Street North in Suffield, CT with estimated flow of 126 gallons per day.

**This "capacity letter" is valid for one (1) year and is non-transferable**

**The requirements for completing the building lateral connections, are available from the WPCA, or on the Town of Suffield Website on the WPCA web page. Please read the requirements carefully. No connection will be allowed without a Sewer Connection Permit and no connection will be allowed until all fees are paid in full including application fees, permit fees, and all other costs incurred by the WPCA related to this project such as capacity review, legal fees, etc.**

Once a **Certificate of Occupancy** is issued for these properties, the property owner(s) will be billed for Sanitary Sewer Use. The property owner(s) will also be subject to a Sewer Benefit Assessment. In the case of a Developer's Agreement, the fee in lieu of assessment is due upon issuance of a certificate of occupancy by the Developer. The amount of the Sewer Benefit Assessment is subject to change. The assessment is set by the WPCA. The WPCA's procedure for levying an assessment is: notification to property owners by mail; a public hearing on proposed assessments; the levying of the actual assessments which must be published as a legal notice and filed with the Town Clerk. While assessments can be levied at any time during the year, this normally occurs in August or September. The assessment amount is subject to change. Please be aware of any public notification.

**Note that at this time, a review of the proposed design to ensure compliance with the Suffield WPCA standards has not been performed pending future submittals detailing the design and actual lot development.**

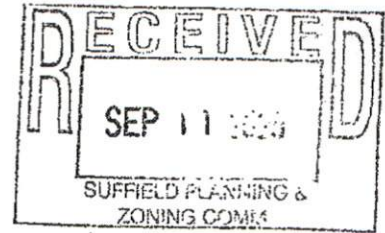
Thank you for your cooperation. Please contact this office if you have any questions.

Yours truly,

A handwritten signature in cursive script that reads "Jamie Kreller".

Jamie Kreller  
WPCA Superintendent

Cc; Chief Building Official, Michael Addington  
Town Planner, Bill Hawkings



WAIVER FOR SUBDIVISION REGULATIONS

August 5, 2025

Town of Suffield  
Planning and Zoning Commission  
230 C Mountain Road  
Suffield, CT 06078

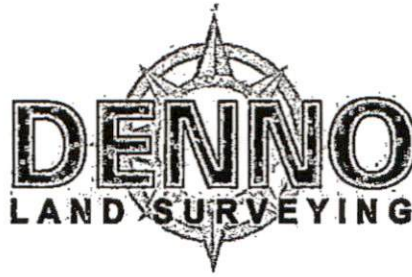
RE: Proposed 2 Lot Subdivision 190 East Street North Suffield, CT.

To whom it may concern,

We are asking for waivers for sidewalks per section 308.a. curbs, gutter per section 308.c and streetlights per section 918. Open Space per section 308.b – transfer of one lot for no consideration is exempt and the applicant has placed 58.184+/- acre of the 61.191+/- acre farm into Farmland preservation with the state of Connecticut.

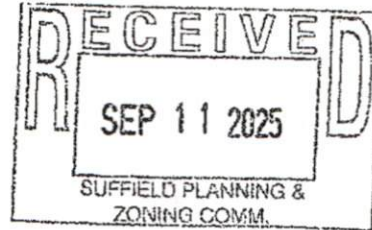
Sincerely,

Brian Denno L.S.  
Denno Land Surveying and Consulting, LLC



August 5, 2025

Ms. Lauren Whitten  
Director of Planning  
Town of Enfield  
Town Hall  
810 Enfield Street  
Enfield, CT 06082



RE: Subdivision  
190 East street North  
Suffield, CT 06078

Lauren,

Please be advised that the town of Suffield is in receipt of an application for a subdivision located at 190 East Street North. This parcel of land abuts the Enfield/Suffield town line along the Connecticut River. The applicant is proposing to divide his property which currently has a house and barn on it into 2 lots with the existing house and barn on a 59.991 ± acre lot and the proposed new house lot on 1.211 acres.

Per town and state requirements we are notifying the town of Enfield of our application with the town of Suffield as we are less than five hundred feet from the Enfield town line. If you require any additional information, please contact our office or the planning department of the town of Suffield.

Sincerely,

Brian Denno, LS  
Denno Land Surveying and Consulting, LLC