SUFFIELD DEVELOPMENT ACTIVITIES REPORT – September 11, 2026

PENDING PROJECTS

156 South Main Street – An application for a 100-unit apartment development on 10.4-acres was submitted under CT General Statutes Section 8-30g. This is the first part of a project that could include a total of 242-units. The Planning & Zoning Commission set the public hearing for September 21st.

42 Ffyler Place Redevelopment – Selective Development, LLC submitted proposed Zoning Regulation text amendments for the Town Center Village District to increase residential density limitations. The amendments would allow up to 250 multifamily units on the 24-acre former lumber yard property. However, the application was unanimously denied by the Planning & Zoning Commission.

PROJECTS UNDER CONSTRUCTION/RECENTLY COMPLETED

136 Mountain Road – A new outdoor dining patio was built at Zanto's restaurant. The project was partially funded by the Town's TIF District grant program.

New business, Hometown Arcade is receiving approval for new signage and plan to open in the coming weeks. They will occupy the remaining vacant former CVS space in the Mountain Road Marketplace.

68 Bridge Street – Interior renovations at two businesses at Suffield Village including flooring and lighting fixtures were completed. The work was partially funded by the Town's TIF District grant program.

133 Mountain Road – A new business, StreetSide Realty opened with a ribbon cutting ceremony on September 2nd.

Scarlet Way – Old Orchard Apartments & Condominiums – The PZC approved a site plan modification in July for this 82-unit multifamily development. At least 17 units will be affordable at 80% AMI. The seven condominium buildings (35 units total) are under construction and site work for the three four-story apartment buildings are underway with construction expected to begin this fall.

Quarry Road Bridge- New bridge construction completed on time by JL Raymaaker's construction. Total project cost $1,983,683 with fifty percent reimbursed by the CT Local Bridge program and a $500,000 STEAP grant.

OTHER BUSINESS/PROJECT ACTIVITIES

Suffield Shops the Stands – A promotional campaign started by a resident and supported by the Economic Development Commission. The passport program was successful in highlighting farm stands and cottage kitchens by offering rewards for turning in completed passports.

Town Center Signage Initiative – The Planning and Zoning Commission has agreed to update the Town's temporary signage regulations to give local businesses greater flexibility in advertising their services, events, and special offerings. A text amendment application will be reviewed in the next couple months.