

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
February 26, 2024, Meeting Minutes**

A “In Person Only” meeting of the East Granby Economic Development Commission was held on Monday, February 26, 2024. Members present when Chairman David J Iannucci called the meeting to order at 5:32pm were Paul Thulen, Dan Barrett, Kerry Flaherty and Peter Ritter.

**MINUTES**

The November 2023 and January 2024 minutes were approved.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT** – Ken Vincunas with Development Associates presented his proposed amendments regarding drive-thru establishments for their properties on Rainbow Road in East Granby - route 20. The proposed amendment is to modify Section V.D.2.f, Permitted Uses in the Commerce Park Transitional to read as follows:

f. Retail and Personal Service establishments (including Drive-thru establishments, Type B on parcels with frontage on a State Highway)

Add the following Section V.D.5.f to the Special Permit Uses in the Commerce Park Transitional Zone:

f. Drive Thru Establishment, Type A, subject to the following:

- \* Such establishments shall only be allowed on lots with frontage on a State Highway.
- \* No more than one such Drive-thru establishment per 5 acres of land shall be allowed on any lot.
- \* Such establishments shall not occupy more than twenty-five (25%) of the total ground floor area of all buildings on the property.
- \* The serving window shall not be located closer, measured horizontally, than 400 feet from the serving window of another type A Drive-thru establishment.
- \* No said use will be permitted within 250 feet of a residence in a residential zone measured horizontally from Type A serving window to the nearest point of the residential building
- \* The serving window shall be located at the rear or side of the building.
- \* They shall be only one (1) serving window served by one (1) vehicle service lane. Unless otherwise required by the commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the vehicle at the service window) and located so as not to obstruct access to parking spaces, sidewalks, and pedestrian access to the building.
- \* Hours of operation limited 5:00 AM to 11:00 PM or further limited by the Commission.
- \* No system is permitted except for central servicing.
- \* Said you shall not create visibility problems from motions and shall be located in such a manner as not to restrict access by emergency services to any portion of the building.

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**BOARD DISCUSSION FOLLOWING APPLICANT DISCUSSION**

All board members present discussed the applicants' proposed amendments, weighing the pros and cons. Four board members agreed and one obtained the Drive-thru amendments in a transitional zone is an applicable use and would benefit the town. Furthermore, given the revised requirements this would limit the number of Drive-Thrus on route 20 to a maximum of 3 on either side of Rainbow Road. All board members present unanimously approved of the proposed changes to be presented at the March 2024 East Granby Planning and Zoning meeting.

**COMMUNICATIONS**

EDC Meeting Minutes for November 2023

Economic Development Report February 2024

**ECONOMIC DEVELOPMENT REPORT**

Chairman David J. Iannucci reviewed the EDR.

**PENDING PROJECTS**

- LOTCIP Grant- An application was submitted for a \$2.875M project to realign School Street and add sidewalks for the length of the road. Approved by the CRCOG Policy Board in June. The Town is currently working with CRCOG to obtain further testing information related to the road for review by CONNDot.
- CT Connectivity Grant- The Town submitted a Connectivity Grant for the installation of sidewalks within the Town Civic Campus and along Route 20 and Route 187 adjacent to the Civic Campus. We have received the funding and recently put out an RFP for design services. We have two firms who responded.
- Application #23-15 – Jonesers Express Transportation – Special Permit for 40,000 SF Warehouse & Distribution Facility and Outdoor Trailer Parking, Russell Road- Approved by PZC on 2/20/24
- Application #24-01-Ronald Hunt-Text Amendment to Section IV.E.3 Accessory Uses in an Agricultural Zoning District to allow for the Sale of Mulch, Stone and Topsoil- Approved by PZC on 2/20/24

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**PROJECTS UNDER CONSTRUCTION**

- 10 Connecticut South Drive: 10 Connecticut South 6 storage bays are complete and retaining wall is complete. The two-story unit has been issued a permit and in process along with the finishing of the infrastructure and fencing.
- 4 Creamery Brook: Re-roof.
- 32 Rainbow Road: Replace 10 windows & 1 door; replace porch post & beam; apply siding to shed.
- 8 School Street: Signs Plus has taken out a building permit to enclose the drive-through and add 1500 sq. ft. addition off the back of the building. There is an issue with the HVAC which is incomplete. Parts are unavailable. No C/O has been issued to date.

**OTHER BUSINESS**

Business Retention & Visitation - Tabled

Marketing - Articles (Business Spotlight, ETC)-LTT – Tabled

**ADJOURNMENT**

A motion was made by David Iannucci and seconded by Paul Thulen to adjourn the meeting at 6:39pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Peter Ritter  
Alternate Member