

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
May 20, 2024, Meeting Minutes**

A hybrid meeting of the East Granby Economic Development Commission was held on Monday, May 20, 2024. Members present were Chairman David J Iannucci, Paul Thulen, Tom Lally, Kerry Flaherty, Peter Ritter & Dan Barrett (arrived 5:35pm)

Robin Newton, Town Planner, via ZOOM.

Chairman Iannucci called the meeting to order at 5:32 pm

MINUTES

- Chairman Iannucci made a motion to approve the April 22, 2024 minutes. Peter Ritter seconded the motion and they were approved unanimously.

DISCUSSION WITH PUBLIC AND/OR APPLICANT: none

COMMUNICATIONS

Economic Development Report May 2024

PENDING PROJECTS

Application #24-05 – Sweat Equity, LLC – Text Amendment to section V.D.2 of the East Granby Zoning Regulations to allow a permitted use for an Indoor Sports Facilities and to allow for Self-Storage facilities.

Application #24-06-K SFR East Granby Owner, LLC -Special permit/Site plan approval (former EG Meadows) Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle for the construction of 48 single family units.

Application #24-07 – Rainbow Development, LLC – Text Amendment to section V.D.2.f & V.D.5.f of East Granby Zoning Regulations to allow for drive-thru establishments within the Commerce Transitional Zone.

Application #24-08 – Galasso Materials, LLC -5-year renewal of existing quarry special permit and increase excavation depth within the 2014 quarry expansion area from elevation 252 to elevation 210 on property located at 60 South Main St.

DISCUSSIONS

Robin shared the EDC Activities report. Paul Thulen questioned any changes to the Bramble Bush/Briarwood project. Two parcels are connected, will have shared amenities. Phase 2 is in process to be approved.

Bramble Bush units have issued permits and started construction. No change in sizes of units, same construction plan. PZC pending applications will be posted on website.

Chairman Iannucci suggested EDC members should review text amendment applications on website to support as a cohesive commission. Considering EDC promotes this level of development and had supported previously~thinks it's a great movement.

Paul asked about the storage facility, Robin informed the commission it is up & running.

OTHER BUSINESS

Chairman Iannucci would like to use Talk Turkey template to:

Stay Local, Support Local

1. Small business spotlights
2. What's going on in town

Paul & Tom will reach out to new businesses in town.

Incentive Policy~ Chairman Iannucci will provide outline from other towns to Kerry to draft some ideas. Robin has started to make a folder, will share with commission.

COMMISSION COMMENTS

Paul stated Farmer's Market will run August thru September, 9 Mondays ~ focus is CT Made/CT Grown. Up to 20 vendors each week, food trucks at least 3 of the 9 weeks right now. Chairman Iannucci would like list of which food trucks have been contacted and will reach out to several in Hartford area.

Robin stated she and Michele have begun contacting local businesses regarding the Small Business Passport Program 2024 to begin in August and run until Small Business Saturday in November. Will share passport list with Paul to also reach out & follow up with businesses.

Robin also mentioned that the Z Parking parcel is for sale and would like ideas for use of land. Several members suggested an ideal dining location. It is already zoned business.

ADJOURNMENT

A motion was made by Paul Thulen and seconded by Peter Ritter to adjourn the meeting at 6:10 pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Michele Leadbeater
Building & Land Use Administrative assistant