

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
September 13, 2016**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, September 13, 2016. Members present when Chairman John Welsh called the meeting to order at 7:00 p.m. were David McNally, Daniel Velcofsky, Thomas Derlinga, David Brassard, and Robert Ravens-Seeger.

**PUBLIC HEARING**

The legal notice was read into the record.

**A. POCD Update 2014 (#16-08) (rec'd 6/14/16) (h/d 9/13/16)**

Mr. Haynes explained that the process for the update began two years ago with four public workshops. The first document is a rough draft and the first of many. A new version, based on opinions and comments recently received, was available this evening. The major revisions were to Chapters 1,2,3,4 & 6. These were made “less wordy” for ease of understanding and many sections were either deleted or rewritten based on recent public comment.

Maps are still being updated. Both the public and the Commission members are asked to review the latest version and submit further comment to Mr. Haynes. He is recommending the public hearing be continued to the next meeting date of Tuesday 10/11/16.

Many residents commented on the original draft. They cited concerns with the biodiversity map, imminent domain issues, individual property owners’ rights, impact on senior citizens and conformance to the regional plan of development. Mr. Brignole was concerned with the impact on properties which he had a vested interest in developing.

Mr. Haynes detailed many of the revisions with the latest draft especially the open space chapter. Red-lined copies were available to show deleted or re-written sections. He apologized that the page numbers were omitted. The new mapping, which is in production by an outside GIS consulting firm, will also help make these chapters clearer.

Mr. Erbland, President of the East Granby Land Trust, wanted to emphasize that the document was advisory only. Mr. Welsh stated that the local Commissions were governed by their regulations.

There were no further comments and the public hearing was continued to 10/11/16.

The public hearing portion of the meeting closed at 7:47 p.m.

## **MINUTES**

A motion was made by John Welsh & seconded by Daniel Velcofsky to approve the minutes of 5/24/16 as submitted. Votes in favor were unanimous. Motion carried.

A motion was made by John Welsh & seconded by David McNally to approve the minutes of 7/19/16 as submitted. Votes in favor were unanimous by those in attendance (McNally, Welsh, Velcofsky & Brassard). Motion carried.

## **COMMUNICATIONS**

The Commission received:

### **June 2016**

- Copy of the ZBA minutes for 6/7/16 for 58 South Main Street & 879 South Grand Street
- The Farmington River News
- Application #16-08 by the Commission for the new 2014 Plan of Conservation & Development

### **July 2016**

- CT Federation of Planning & Zoning Agencies newsletter
- 40% waiver request for 3 Old county Highway
- 40% waiver request for 62 Turkey Hills Road

### **August 2016**

- IWC minutes 8/3/16

### **SEPTEMBER**

- Written comments on the 2014 POCD by CRCOG, resident Angela Ciottone, Oliver Davis, Representative Tami Zawistowski, resident Jennifer Frank, and residents from the Clark household,
- A letter from the RTC Chairman regarding the alternate vacancy on the Commission
- A request by Rick Granger to change his approval from conditional to final for the Heritage Acreage Subdivision
- A retraction email on her POCD comments from Representative Tami Zawistowski

## **OLD BUSINESS**

**A. Zoning Enforcement Report** – No report

**B. Planner Report** -

- a. Administrative Site Plan Approvals: - Mr. Haynes distributed & explained the revisions for outdoor lighting at the winery/103 Hartford Avenue and a shed placement for Nufern/7 Airport Park Road.

**C. CRCOG Regional Meeting Report** – No meetings have taken place.

## **NEW BUSINESS**

**A. POCD Update 2014 (#16-08) (rec'd 6/14/16) (h/d 9/13/16)**

No action taken. Public hearing continued to 10/11/16.

**DISCUSSION WITH APPLICANT AND/OR PUBLIC**

**A. Vacancy Appointment**

Mr. Welsh stated that a letter had been received from RTC Chairman Lee Sandora recommending the Commission consider the appointment of Angela Ciottone to fill the alternate vacancy on the Commission. Ms. Ciottone introduced herself and spoke a little about her current involvement with the Town and her interest to serve.

A motion was made by Daniel Velcofsky and seconded by Thomas Derlinga to appoint Angela Ciottone to fill the alternate vacancy on the Commission. The votes in favor were unanimous. Motion carried.

**ADJOURNMENT**

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 8:10 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant