

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
March 23, 2017**

A special meeting of the East Granby Planning & Zoning Commission was held on Thursday, March 23, 2017. (This meeting was held to replace the regularly scheduled meeting on 3/14/17 which was canceled due to a blizzard) Members present when Chairman John Welsh called the meeting to order at 7:06 p.m. were David McNally, Daniel Velcofsky, Thomas Derlinga and with alternates Angela Ciottone, Yvon Lemieux & Dillon Tyman. Robert Ravens-Seger arrived at 7:10pm.

**PUBLIC HEARING**

The legal notice was read. The order of business was changed to accommodate an applicant and was agreed to by all.

C. Timothy Brignole/Zoning Regulation Change  
Winery Hours of Operation (#17-03)  
(rec'd 2/14/17) (h/d 3/23/17) (d/d 5/09/17)

Ariel Sheelan, representing Timothy Brignole, explained that they have had inquiries at the winery for booking New Year's Eve parties. Current regulations do not allow for a winery to stay open past 9pm or 10pm, depending on the night of the week. The request for a regulation change was to allow the facility to be open until 1am on that one night.

Gary suggested a minor revision to the proposal to clarify that 1a.m. was on New Year's Day. The Town of Granby had been notified. Mr. Haynes stated that no comments from Granby had been received.

No noise complaints have been received to date, but Mr. Haynes noted that no outdoor events have taken place yet. The only issue has been the lateness for receipt of the event notifications. A 14 day notice is required.

Robert Ravens-Seger arrived at 7:10 p.m.

CRCOG comments have been received and were read into the record.

Under public comment, resident John Walker stated he thought the request was reasonable and should be approved. No one was opposed. There were no further comments from the Commission.

The public hearing closed on this application.

A. Michael Latonie/Zoning Regulation Change/Commerce Park A  
Gasoline service stations by special permit (#17-01)  
(rec'd 2/14/17) (h/d 3/23/17) (d/d 5/09/17)

Michael Latonie gave a brief history of his family's ownership of his property and how they now want to sell. Mr. Welsh noted that the applicant has also submitted an application for a zone change for his property at the corner of Rainbow Road and Hazelwood Road which will be heard at the Commission's April meeting.

Attorney Channing, representing the applicant, stated that this was a text amendment and not site specific. He discussed the history of the Town's regulations as to where gasoline service stations should be allowed. He reviewed the regulations as to the purpose of the CP "A" zone, other uses allowed by special permit and traffic impacts. He discussed the possible benefits to the Town. He had reviewed the Rose report and its recommendations. He noted that competition should be encouraged.

Mr. Channing discussed the special permit process, how this type of development would add to the tax base, add to employment and may be a catalyst to spark more development in the CP "A" zone.

Mr. Scott Hesketh, a traffic expert, discussed vehicular circulation patterns, traffic volume on Route 20, and in his professional opinion, this type of use was best on Route 20 – close to the airport. He discussed traffic studies for Route 20, volumes and speeds. He has done a preliminary analysis. He noted for safety, that raised medians in the center would prevent left turns out onto the State highway, right turn in and out is best and side streets to a signalized intersection is best for traffic control. He noted that the text as written covers this as best it can. There was discussion on separating distances and how many more stations could be proposed based on the proposal as written.

There was comment by the Commission for the increase in truck traffic, lack of consistency with the other uses in the zone, and environmental concerns. Mr. Channing reiterated that there is a need for diesel fueling in that area and it may be a benefit to the Town.

Mr. Haynes noted that in the past three years of discussions, workshops etc. for the current POCD, having a gasoline service station in the CP "A" zone was never considered. Competing interest with food establishments will drain away from restaurants in the center of Town. The CP "A" zone is geared toward the expansion of manufacturing.

In favor, resident John Walker stated that the PZC was being close-minded. He would like to be able to buy gas in town at a better price. The Commission should give them a chance and competition in town is needed.

No one was opposed.

Under general comments, Chris (the manager at the current Phillips 66 on Route 20) stated he was all for competition but the Commission should consider the other gas station in Town and how this may affect them. He talked about traffic issues already existing on Route 20 with speeds, ingress/egress and the parking of trucks.

Christian Quandt, from Advanced Wheels in East Granby, stated that the current gas station has been in town for 30 years and the Commission needs to respect them and their interests.

Mr. Sizemore, a resident in Town who lives on Route 20, noted the difficulty he already has with traffic and being able to exit his driveway. He thought this would add to the traffic and there may be more fatalities.

Mr. Channing stated he appreciated all the comments but other uses could come in to develop a piece of property and would be able to get curb cuts and add traffic onto Route 20. He noted that through the special permit criteria, conditions could be imposed on the application and that the Commission should not restrain competition.

The Commission reviewed/discussed the proposal and revised and/or deleted portions of the regulations as written. The public hearing closed on this application. The public hearing portion of the meeting closed at 9:12 p.m.

### **DISCUSSION WITH APPLICANT AND/OR PUBLIC**

None

### **MINUTES**

A motion was made by David McNally & seconded by Daniel Velcofsky to approve the minutes of 01/10/17 as submitted. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

#### **February**

- CT Federation of Planning & Zoning Agencies newsletter & notice of annual conference
- Application #17-01 by Michael Latonie for a regulation change for gasoline service stations
- Application #17-02 by DSGT, LLC for a site plan for 3 Creamery Brook
- Application #17-03 by Timothy Brignole for a regulation change for winery hours

#### **March**

- IWC Minutes for 3/01/17
- Staff & Town Engineer comments for Applications # 17-01 & #17-02
- DEEP notice of a tentative approval for a permit for the CT Airport Authority
- Application #17-04 by Michael Latonie for a zone change from CP "A" to Business for property at the corner of Rainbow Road & Hazelwood Road
- CRCOG comments for Application #17-03 for the winery hour regulation change
- ZBA minutes for the 3/21/17 meeting
- Zoning Enforcement Report

## **OLD BUSINESS**

**A. Zoning Enforcement Report** – A report was submitted but discussion will be deferred to next month.

### **B. Planner Report -**

- a. Administrative Site Plan Approvals: Mr. Haynes briefly explained the minor site plan revisions for a shed @ 45 Russell Road and the installation of outside chillers @ 15 International Drive.

## **NEW BUSINESS**

**C. Timothy Brignole/Zoning Regulation Change**  
Winery Hours of Operation (#17-03)  
(rec'd 2/14/17) (h/d 3/23/17) (d/d 5/09/17)

A motion was made by David McNally and seconded by Thomas Derlinga to approve Zoning Regulation Change Application #17-03 by Timothy Brignole to allow for a minor change in the hours of operation for a winery for New Year's Eve as amended by staff comment during the public hearing. Votes in favor were unanimous. Motion carried. (Alternates Lemieux & Ciottone voted in place of absent member David Brassard and late arriving member Robert Ravens-Seeger).

**A. Michael Latonie/Zoning Regulation Change/Commerce Park A**  
Gasoline service stations by special permit (#17-01)  
(rec'd 2/14/17) (h/d 3/23/17) (d/d 5/09/17)

A motion was made by John Welsh and seconded by Daniel Velcofsky to approve Zoning Regulation Change Application #17-01 by Michael Latonie to allow for gasoline service stations by special permit in the Commerce Park "A" Zone to be adopted as follows -

### **Section V.B.5. Commerce Park A (Special Permit Uses):**

h. Gasoline service stations, with or without convenience store, provided the following criteria are satisfied:

- Complies with Gasoline and Automotive Sale and Service Special Regulations (Section IX D)
- The gasoline service station shall be located on a State Highway at a signalized intersection
- Gasoline service station shall have ingress/egress on a State Highway only if the State Highway is divided.
- No gasoline service station shall be erected within a 500 foot radius of any part of any other lot used as a gasoline service station.
- No gasoline service station shall be located on any lot within 500 feet, measured in a straight line between the nearest lot and/or boundary lines, from any zone in which service stations are not allowed.

- Truck fueling shall be located in the rear of the building and adequately screened. Idling trucks must comply with all D.E.E.P. regulations. Truck parking shall be limited to sixty (60) minutes.
- The gasoline service station shall have at least one Level 2 or DC Fast Charger electric vehicle charging station.

Votes in favor were four (McNally, Velcofsky, Derlinga & Tyman) Opposed two (Welsh, Ravens-Seger). Motion carried. (Alternate Dillon Tyman voted in place of absent member David Brassard.)

**B. DSGT, LLC/Site Plan/3 Creamery Brook/new office building  
(#17-02) (rec'd 2/14/17) (d/d 4/11/17)**

Guy Hesketh (part owner, applicant and engineer for the project), gave a brief overview of his proposal. He planned to combine the last two remaining lots into one and build a 4,000 sq. ft. office building on 1.88 acres. He briefly discussed parking, signage, drainage, landscaping and eliminating the "cut-thru". His offices would move to the new building and a tenant at 6 Creamery Brook would expand into that entire building. Mr. Haynes reviewed his report recommendations and that of the Town Engineer. He noted the design was in conformance with the Village Center Zone and the building would match the other existing buildings within the complex. The applicant was in agreement with all the recommended revisions by Town Staff. Wetlands approval has been received.

A motion was made by David McNally and seconded by Daniel Velcofsky to approve with revisions as recommended by Town staff, Site Plan Application #17-02 by DSGT, LLC for a new office building at 3 Creamery Brook. Votes in favor were unanimous. Motion carried. (Alternate Angela Ciottone voted in place of absent member David Brassard.)

**ADJOURNMENT**

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to adjourn the meeting at 9:38 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant