

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
NOVEMBER 14, 2017**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, November 14, 2017. 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-Seger. Also present was alternate Yvon Lemieux.

PUBLIC HEARING

The legal notice was read.

A. Pride Gas (#17-08) Special Permit

SE Corner Rainbow Road/Route 20 – gas station/convenience store
(rec'd 10/10/17) (h/d 11/14/17) d/d 12/12/17)

Michael Latonie, owner of the property who lives nearby in Windsor, spoke about his family history with the property.

Robert Bolduc, founder of Pride, briefly discussed the history of his company and reviewed the latest version of their proposal. He noted the colonial design of the building, the size of the lot, and the truck fueling area to the rear with truck ingress/egress only on Hazelwood Road.

Guy Hesketh, engineer for the project, noted his firm was responsible for the plans and most of the studies. He gave a brief overview of the main layout for lot size, accesses, parking spaces, store size, and bulk requirements.

Mr. Hesketh spent a long time reviewing the drainage and wetlands on the site. He stated that the applicant was currently before the IWC and awaiting a decision. He discussed culverts, detention basins, DeGraves Brook, storm water practices, handling of fuel spills, utilities, and E&S controls. A comprehensive storm water management report was submitted as a part of the application. Town Staff report dated 11/11/17 listed outstanding issues to be addressed before the next IWC meeting. The applicant had no issue with those recommendations or revisions. Mr. Haynes reviewed those for the Commission.

Mr. Welsh commented on his concerns for the relocation/rerouting of DeGraves Brook and that basically the development in Windsor “made it disappear”. The proposal would fill 4,800 sq. ft. of wetlands – just below the 5,000 sq. ft. which would require Army Corps of Engineer approval. He also questioned whether a soil scientist had reviewed the site. This had been reviewed and a report was submitted to the Inland/Wetland Commission as part of their application. Mr. Haynes stated that the property is a part of the Natural Biodiversity Site. At the request of staff, the applicant has made application to investigate that open question.

At the request of the Commission, Mr. Bolduc presented the site plan discussing the layout of building, canopies & pumps, the parking, the creation of a bypass lane which can cue 9 cars entering the site off Route 20, the raised median on Route 20 to prevent left turns out, the diesel pump locations and electric car charging stations. It was noted by Mr. Haynes that the landscaping plan was very difficult to read and appeared “skimpy”. Mr. Bolduc will revise that plan.

It was stated that the dwelling at 121 Rainbow Road would no longer be able to make a left turn out of the residence once the raised median was installed. The Commission questioned whether that owner should be notified of the impending change.

There was a long discussion on truck traffic, safety concerns and turning angles between the Commission, staff and Scott Hesketh, traffic engineer for the project. Major points noted by the applicant included the detail of the design to eliminate any concerns such as the “right in/right out” design on Route 20, all trucks must enter and exit onto Hazelwood, a raised median will be added to Route 20 and a bypass lane created to allow safe ingress from Route 20. Mr. Bolduc stated that actual truck traffic would be minimal and mostly by independent truckers with smaller vehicles (not tractor trailers). There is little evidence of accidents or traffic issues in that area. The applicant is still awaiting comments from the DOT on the design.

Major points of stated by Commission members or staff included the condition of Hazelwood Road to handle increased traffic, the difficulty for trucks to maneuver in and out of Hazelwood Road due to the turning angle, the difficulty with the turning angle where Hazelwood meets Stone Road in Windsor, and Hazelwood Road possibly becoming a cut-thru for truck traffic. The applicant has reached out to the Town of Windsor regarding the Stone Road/Hazelwood Road current layout and what can be done to redesign the area and is awaiting comment.

Mr. McNally questioned that if this wasn't a “truck stop” then why propose 14 parking spaces. The applicant offered to cut back on the number of truck parking spots. Mr. Bolduc also stated the site would be open 24/7 which he said was fairly standard in this industry. Discussion ensued on security issues with 24/7 hours of operation. It was noted that an ATM would be on site also which may add to the security concerns. Mr. Bolduc noted he wasn't worried as this site has high visibility. He offered to close from midnight til 5am but if proven no issues have occurred, he would want to leave open the opportunity to ask permission to increase the hours to 24/7. Mr. McNally also noted that the parking design created an issue for the need for the trucks to back up which adds to noise problems from beepers. He questioned if the parking can be redesigned for tandem parking to eliminate that concern. Mr. Bolduc stated he redesign for that that.

Mr. Haynes reviewed his comments on needed revisions for signage and lighting. He also noted many minor note changes were needed because of inconsistencies.

Mr. Welsh reviewed the “A - K” Special Permit criteria that must be considered by the Commission. Some points were not an issue but he felt the truck component aspect for this proposal did not meet A, B, C, E, I & J.

No one spoke in favor. No one was opposed. James Hayden, an East Granby resident and First Selectman, stated that Hazelwood Road was not built for heavy truck traffic and he had major concerns with the radius at Stone Road & Hazelwood. He also noted current community issues that have arisen for residents of Seymour Road area from the growth of industry in Windsor. He did not want to add to this issue.

Many residents of both East Granby & Windsor raised issues on security (with the 24/7 proposal), turning radius for trucks in the area – would they need to drive on both sides of the road, additional traffic & noise for residences in the area.

As the Inland/Wetland Commission has yet to make a decision and many maps need revisions, the public hearing for this application will be continued to the 12/12/17 meeting. The public hearing portion of the meeting closed at 9:35 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by Daniel Velcofsky & seconded by John Welsh to approve the minutes of 9/26/17 as submitted. Votes in favor were unanimous by those present at that meeting (Welsh, McNally, Velcofsky, Brassard & Ravens-Seger). Motion carried.

COMMUNICATIONS

The Commission received:

OCTOBER

- CT Federation of PZC agencies quarterly newsletter
- IWC minutes for 10/04/17
- Application # 17-08 for a special permit for Pride Gas for property at the corner of Rainbow Road and Hazelwood Road

NOVEMBER

- Additional maps, a traffic study and a storm water management plan for Application #17-08 by Pride Gas
- Additional maps for signage and lighting for Application #17-08 by Pride Gas
- Town Engineer comments, North Central Conservation District comments and staff comments for Application #17-08 by Pride Gas
- 2018 meeting dates
- IWC minutes for 11/01/17 meeting
- 40% waiver request by Brian Spears for a detached garage at 180 South Main Street and staff comments on the request
- Application #17-09 by Sterling Samsel for a zone change from R-30 to Agricultural for property at 4 North Main Street.

OLD BUSINESS

A. Zoning Enforcement Report – No report submitted.

B. Planner Report -

- a. Administrative Site Plan Approvals: Mr. Haynes reviewed the approval for 21 Lordship Road for additional paving of gravel parking areas.

C. CRCOG Regional Meeting Report – No meetings have taken place since the last meeting.

NEW BUSINESS

A. Pride Gas (#17-08) Special Permit
SE Corner Rainbow Road/Route 20 – gas station/convenience store
(rec'd 10/10/17) (h/d 11/14/17) d/d 12/12/17)

No action taken. The hearing on this application has been continued to 12/12/17.

B. Public Act Opt Out - temporary health care structures

Mr. Haynes explained this new State law allows for temporary housing for healthcare issues only. Since the temporary tiny-type house must be removed once the health care issue no longer exists, its very cost prohibitive. A bond to ensure removal must be posted. Mr. Haynes noted that our accessory apartment regulations addresses this type of issue. The law allows Towns to opt out of this act after a public hearing is held and a vote is taken by the Planning & Zoning Commission followed the Board of Selectmen. This item will remain on the agenda to allow time for members to read thru the Act and Mr. Haynes will survey surrounding Towns to see how they are handling the situation.

D. 2018 Meeting Dates

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to accept the 2108 meeting dates as submitted. Votes in favor were unanimous. Motion carried.

C. Brian Spears/180 South Main Street – 40% waiver/garage

Mr. Welsh recused himself from action on this request. Daniel Velcofsky continued as Acting Chairman.

Mr. Haynes reviewed his comments on this request. He noted that existing sheds will be removed, the increase is minimal: 40% allowed to 47.6%. He included the “standard” conditions of approval. He also noted that due to a State taking of the roadway, a variance will also be necessary.

A motion was made by Thomas Derlinga and seconded by Robert Ravens-Seger to approve the request as submitted subject the conditions noted in the staff report dated 11/11/17. 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 9:55 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant