

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
November 13, 2018**

A meeting of the East Granby Planning & Zoning Commission was held on November 13, 2018. Members present when Chairman John Welsh called the meeting to order at 7:01 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard and alternate members Daniel Velcofsky and Mark Ricketts.

**PUBLIC HEARING**

The legal notice was read. With the absence of member Robert Ravens-Seger, Alternate Mark Ricketts will vote on Application #18-08 and Daniel Velcofsky will vote on Application #18-05.

- A. Diamond Shine LLC – Special Permit (#18-08)  
Medical Marijuana Dispensary/38B Russell Road  
(rec'd 10/23/18) (h/d 11/13/18) (d/d 01/08/19)

Edward Lally, representing the applicant, reviewed the application to demonstrate it was in complete compliance with the zoning regulations. He noted that the application to the State was still pending but as presented, all State laws were being met. No recreational marijuana would be sold and if State law changed to make it legal, it was not the intent for the applicant to sell it in the future. No consumption of product will take place on the premises. Mr. Lally did comment on an aspect in Mr. Haynes' report regarding whether the Commission considered the Agricultural Zone a Residential Zone as the facility needed to be 1,000 feet away from any residential zone. Mr. Lally stated why he thought they were different including the fact that no subdivision of agricultural land is allowed. There was no further discussion on that issue.

Steve Gomes of Next Generation Alarms, explained the security measures which will be in place including cameras, alarms and panic buttons. Video will be operational 24/7. He reviewed the interior layout of the plan and walked the Commission through the space. David Brassard asked about metal detectors. There were no plans to install any at this time.

After discussion and questions on the layout, the plan did not currently show the rear door which is to be added. The plans will be revised to add the door. The door will be labeled emergency exit only and will be locked at all times. All access to the facility, including deliveries will be through the front door. No additional parking was needed. The signage plan was a part of the application and met Town and State requirements. The vestibule was marked as "a secured area" on the plans but as it is also the entrance for the business upstairs, that notation will be removed.

There was discussion on hours of operation and a longer discussion on safety to patrons and staff as the area is very dark and remote at night and no outside lighting was proposed.

Carl Landolina, Attorney for the applicant, reviewed the aspects of the special permit considerations in Section VIII, "A-K", and stated the application met all the requirements.

No one spoke in favor, No one was opposed. There were no general comments from the public. The public hearing closed on this application. The public hearing portion of the meeting ended at 8:04p.m.

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

None.

### **MINUTES**

A motion was made by David McNally & seconded by Thomas Derlinga to approve the minutes of 10/23/18 with the following corrections:

Page 1, Public Hearing, Item “B”, second paragraph, first word: change “H” to “He” and under Communications for Application #18-05: add that a letter was also received from the Daleb family. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

- 2019 meeting dates
- Staff comments for Special Permit Application #18-08 by Diamond Shine LLC
- ZEO report
- Revised copy of the regulations for Application #18-05
- A copy of the ZBA legal notice for 4 North Road for a barn addition

### **OLD BUSINESS**

A. **Zoning Enforcement Report** – Mr. Haynes reviewed the latest report. Several items were in the hands of the Town Attorney, many have been completed and several were partially complete with good progress being made.

B. **Planner Report** - Administrative Site Plan Approvals: None.

C. **CRCOG Regional Meeting Report** – No report.

### **NEW BUSINESS**

A. Diamond Shine LLC – Special Permit (#18-08)  
Medical Marijuana Dispensary/38B Russell Road  
(rec’d 10/23/18) (h/d 11/13/18) (d/d 01/08/19)

A motion was made by David McNally and seconded by Thomas Derlinga to approve Application #18-08 by Diamond Shine LLC for a special permit to allow for a medical marijuana dispensary at 38B Russell Road as presented.

After a short discussion, Mr. McNally amended his previous motion to add that additional lighting, as approved by the Director of Community Development, be added to the plan. Mr. Derlinga seconded the amendment.

The lighting and hours of operation were discussed. Most members felt safety would be addressed if the proper lighting was installed and made a part of the plan.

Votes in favor of the motion and its amendment were 4 (McNally, Derlinga, Brassard & Ricketts). Opposed 2 (Welsh & Thompson). Motion carried.

### **OLD BUSINESS**

**D. Timothy Brignole/Zoning Regulation Change/ Wineries (#18-05)**  
(rec'd 7/10/18 (h/d 8/14/18 cont'd to 9/11/18 & 10/23/18) (d/d 11/13/18)

A motion was made by David McNally and seconded by Thomas Derlinga to open discussion on this application. Votes in favor were unanimous. Motion carried.

Mr. Haynes reviewed the revised regulations dated 11/13/18 for the Commission. Changes, based on discussion at the public hearings, were shown in red.

A motion was made by Thomas Derlinga and seconded by Amanda Thompson to approve as revised dated 11/13/18, zoning regulation revisions to the wineries/vineyards section by Timothy Brignole with an effective date of 12/08/18. Votes in favor were unanimous (5). Motion carried. (David Brassard and Mark Ricketts did not vote as they were not present all the public hearings).

### **ADJOURNMENT**

A motion was made by John Welsh and seconded by Thomas Derlinga to adjourn the meeting at 8:38 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant