

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
May 14, 2019**

A meeting of the East Granby Planning & Zoning Commission was held on May 14, 2019. Members present when Acting Chair Amanda Thompson called the meeting to order at 7:04 p.m. were David McNally, Thomas Derlinga, David Brassard, Robert Ravens-Seger and alternate member Daniel Velcofsky. John Welsh arrived at 7:15 p.m.

**DISCUSSION WITH APPLICANT AND/OR PUBLIC**

A. Galasso Materials – presentation for renewal of 5 year special permit

Craig Timpson, General Manager, gave a brief history to the Commission. He noted that they had made several commitments to the Town and they have lived up to all of them. The pilot restoration program was completed and is regularly monitored. A report on this was submitted to the Commission. The hydrologist has been analyzing the collecting data on ground water flows. The wetlands have been monitored and they are healthy and vital. The turtles have been relocated. Due to the State financial situation and the recycling of millings, they have not extracted as much as expected and they expect to be they will be good for another five years unless something major changes. The two old plants were replaced with one very efficient new one. Emissions have been drastically reduced. All consultants were present to answer any questions. Reports from each have been submitted to the Commission as well as a survey map.

John Welsh arrived at 7:15 p.m.

The Commission reviewed photos of the wetland mitigation areas. There are 3 restoration areas and this was explained to the Commission and is detailed in a report that was submitted. There was discussion on the beaver situation and how it is handled with specific trees & shrubs planted that re-sprout. Also milkweed and nectar plants for butterflies have been planted.

There was discussion and an explanation from Hydrologist Robert Good on the water flow on the site. Mr. Welsh stated he was pleased they have done all that was requested and they hopes to continue this good relationship.

A motion was made by David McNally and seconded by Thomas Derlinga to approve the request to extend the Special Permit approval an additional five (5) years based on the information presented. Votes in favor were unanimous. Motion carried.

**MINUTES**

A motion was made by John Welsh & seconded by Robert Ravens-Seger to approve the minutes of 3/12/19 as submitted. Votes in favor were unanimous. Motion carried.

A motion was made by John Welsh & seconded by Robert Ravens-Seger to approve the minutes of 4/25/19 as submitted. Votes in favor were unanimous. Motion carried.

## **COMMUNICATIONS**

The Commission received:

- Special Permit Application #19-04 by Mike Grillo for 10 Washington Ridge Road for an oversized in-law apartment
- Special Permit Application #19-05 By Timothy Brignole for revisions to the winery/vineyard @ 103 Hartford Avenue.
- Survey map/reports from Galasso Materials for their 5 year special permit renewal presentation
- Quarterly newsletter from the CT Federation of PZC Agencies
- Zoning Regulation Change Application #19-06 by the Commission to delete Professional Office Zone Signs
- Zoning Regulation Change Application #19-07 by the Commission to delete gasoline service stations in the Commerce Park “A” Zone
- Zoning Regulation Change Application #19-08 by the Commission to delete gasoline service stations in the Business Zone
- Zoning Regulation Change Application #19-09 by the Commission to delete Registered Medical Marijuana Dispensaries from the Definitions and the Commerce Park “B” Zone

## **OLD BUSINESS**

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

**B. Planner Report** - Administrative Site Plan Approvals:

2 Conn South Drive /concrete pads & tanks

1 Turkey Hills Road – bank canopy

Mr. Haynes was not present to discuss, this will be on the agenda for next meeting.

**C. CRCOG Regional Meeting Report** – Mr. Brassard was unable to attend the last meeting in March. No one is available for the May 16<sup>th</sup> meeting. Mark Ricketts & Robert Ravens-Seger will respectively attend the last two meetings for this year.

## **NEW BUSINESS**

The Commission members were reminded that the next meeting date was 6/25/19. The Commission had received (4) regulation change applications to delete certain sections from the regulations. These were submitted by the Commission. Since there had not been any discussion on this at previous meetings, most members were confused as to why these were submitted and preferred to add a discussion on possible regulation changes to the agenda first. A motion was made by Thomas Derlinga and seconded by Robert Ravens-Seger to withdraw/delay the regulation change applications. After understanding that Application #19-06 was to remove the sign section for the Professional Zone which no longer exists, Mr. Derlinga amended his motion to only withdraw the other three (3) applications. 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 8:20 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant