

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
February 13, 2020**

A meeting of the East Granby Planning & Zoning Commission was held on February 13, 2020. Members present when Chairman John Welsh called the meeting to order at 7:02 p.m. were David McNally, Amanda Thompson, David Brassard, Daniel Velcofsky and alternate members Katie Hastings, Mark Ricketts and Charlie Allen.

PUBLIC HEARING

B. Commission's Regulation Changes/Village Center (#19-17)
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

Mr. Haynes reiterated his comments from last meeting and based on the discussion made a few revisions regarding the percentage of retail to multi-family and the setback of 150 feet was revised to 50 feet. Mr. Haynes used a sample of the previously approved, but never built, School Street Square to display the differences with the changes. He recommended the Commission continue to "digest" what was discussed and to continue the hearing to the next regularly scheduled meeting in March. Mr. Welsh noted that the existing wording in the current regulations was clearer in that this was mixed use - not one use or the other.

When asked if anyone wished to speak in favor, in opposition or make general comments, Chris Aubin, the owner of Signsplus who is moving to a new location at 8 School Street, stated that his original plan was to add an addition onto the current building as well as build 2 second floor apartments. The cost of construction is prohibitive and he is unable to add the apartments as planned. He stated that the regulations as proposed wouldn't work. He stated that limiting the number of two bedrooms was foolish; that East Granby was the only Town not building apartment complexes; that we need people – not commercial; and the 35 foot height limit should be increased to allow for three (3) stories.

Mr. Haynes noted that his suggestions are more in line with the new Commerce Park Transitional Zone but not suitable for the Village Center area. It was noted by Daniel Velcofsky that increasing the height limit may pose a problem for the Fire Department as the Town does not have a ladder truck.

Lourdes Maglieri, a resident of Pond Lane, stated that this Town needed more "high end" apartments or a 55 and older development. Make the apartments upscale to get good quality people.

Paul Oliva noted that the market was more toward two bedroom and that the percentage of allowable 2 bedroom units should be increased. The setback change made sense.

The public hearing on this application was continued.

C. Commission's Regulation Changes (#19-18) Commerce Park Transitional Zone
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

Mr. Haynes reiterated the purpose of this new zone which would implement the 2014 POCD. He noted many of the properties in Town have been vacant for some time due to the cost of construction. This new zone will allow for more flexibility, higher residential density and mixed uses. Many of the vacant property owners liked the flexibility and noted that it gave them more opportunity to build.

Mr. Welsh summarized the zone by saying it invited more types of business, it limited distribution centers in size, allowed for higher density housing and attracts retail. Mr. Haynes stated it also allowed for assisted living and convalescent homes.

Mr. Haynes also explained that as a part of this regulation change proposal any property that abutted a residential zone was subject to many restrictions to provide for increased restrictions. The application would require a hearing to allow for public comment and he read through many of the items that set more restricted parameters. One of the properties currently for sale is marketing it for a large distribution center. This regulation/zone would limit the size allowed. He wrote the regulation limiting the size to 300,000 sq. ft. but the Commission could consider amending that.

Mr. Haynes reiterated that any property that abuts a residential zone would not be a simple site plan application, the Commission would have control so protections are in place. Some Commission members were concerned with the inclusion of the property on Seymour Road to be changed from residential to the new transitional zone. Many asked about considering an "A" and "B" regulations, where the "B" zone/regulation did not include distribution centers.

When asked if anyone wished to speak in favor, in opposition or make general comments, many residents who lived in the area of Seymour Road voiced their concerns with including the property known as Lot 44 within this new zone. They had serious issues with the possibility of a distribution center causing more noise, more truck traffic, and the devaluation of their properties. Many requested that this piece be "left off for now" to consider other uses and possibilities for the property.

Representative Tami Zawistowski stated that she appreciated the Commission being sensitive to the opinions and needs of the residents but noted that once the zone is changed, it gives the owner a use by right. She suggested it be left as residential for now to keep "us in the driver's seat". Any developer would have to start from scratch. There is plenty of vacant land in the Route 20 area to develop first.

Mr. Welsh kept stating that remarks regarding the Seymour Road piece were more in line to be comments for Application #19-19 for the zoning map. He tried to get the public to comment on the actual regulations.

The public hearing on this application was continued.

**D. Commission's Zoning Map Changes (#19-19)
Commerce Park Transitional Zone/Village Center**
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

A zoning map was displayed to show the proposed area of the new Commerce Park Transitional Zone and the expanded Village Center Zone. Mr. Welsh again commented that all the public comment previously received actually related to this application and would be considered as such. Further public comment noted that they agreed with the regulations and the main location of the zone but not on Seymour Road. The public hearing on this application was continued.

The public hearing portion of the meeting closed at 9:17 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by David McNally and seconded by John Welsh to approve the minutes of 1/09/19 as submitted. Votes in favor were unanimous. Motion carried. (Katie Hastings voted in place of absent member Thomas Derlinga.)

COMMUNICATIONS

The Commission received:

- Special Permit Application #20-01 by Timothy Brignole for the winery @ 103 Hartford Avenue
- CT Federation of Planning & Zoning Agencies quarterly newsletter
- 40% Waiver request from Michael Paulus for a barn addition at 6 Trevor Lane
- Staff comments for the 40% waiver request
- Revised regulation changes for Applications #19-17 & #19-18

NEW BUSINESS

John Welsh recused himself from action on this request. Amanda Thompson took over as Acting Chair. Mr. Welsh noted that Katie Hastings would vote in his place and Mark Ricketts will vote in place of Thomas Derlinga.

A. 40% Exemption – 6 Trevor Lane/Michael Paulus/barn addition

Mr. Paulus explained that the location was barely visible to any neighbors. The closest neighbor submitted a letter that he was fine with the addition. Aerial photos of the property were distributed. The addition does not encroach on any wetlands. He stated that he needed more space to park his camper, trailers etc. A copy of the original 40% approval from when the barn/garage was built in 2010 was included in the application.

Mr. Haynes noted in his report that the addition was small and the property was oversized. The % would increase to 64% of his living area. He also reviewed his standard conditions of approval as noted in his report.

A motion was made by Daniel Velcofsky and seconded by David Brassard to approve the 40% waiver request by Michael Paulus for an addition to his barn at 6 Trevor Lane subject to the conditions as set forth in staff report dated 2/12/20. Votes in favor were unanimous. Motion carried. (Katie Hastings voted in place of absent member Thomas Derlinga and Mark Ricketts voted in place of recused member John Welsh.)

OLD BUSINESS

A. Zoning Enforcement Report – None

B. Planner Report - Planner Report –
a. Administrative Site Plan Approvals – None

C. CRCOG Regional Meeting Report – Mr. Brassard noted that there was no January meeting and he will attend the next one on 3/19/20.

D. Ross Express/Revised Site Plan – 38 Kripes Road (#19-13)
(rec'd 10/08/19) (d/d 12/10/19 - extended)

As revised maps have yet to be submitted and no further extensions can be granted, a motion was made by John Welsh and seconded by Amanda Thompson to deny without prejudice Application #19-13 by Ross Express as time limitations had expired and revised maps had not been received. Votes in favor were unanimous. Motion carried. (Katie Hastings voted in place of absent member Thomas Derlinga.)

E. Timothy Brignole/Revised Site Plan (#19-16) 103 (113-115) Hartford Avenue – Winery
(rec'd 12/10/19) (d/d 2/13/20)

No action taken.

F. Commission's Regulation Changes/Village Center (#19-17)
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

No action taken. The hearing has been continued on this application.

G. Commission's Regulation Changes (#19-18) Commerce Park Transitional Zone
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

No action taken. The hearing has been continued on this application.

H. Commission's Zoning Map Changes (#19-19)
Commerce Park Transitional Zone/Village Center
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

No action taken. The hearing has been continued on this application.

ADJOURNMENT

A motion was made by David McNally and seconded by Daniel Velcofsky to adjourn the meeting at 9:30 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant