

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
July 14, 2020**

A meeting of the East Granby Planning & Zoning Commission was held via ZOOM on July 14, 2020. Members present when Chairman John Welsh called the meeting to order at 7:02 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, Daniel Velcofsky and with alternate member Mark Ricketts. David Brassard arrived at 7:27 p.m.

PUBLIC HEARING

B. 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 & 3/10/20 & 7/14/20)

C. 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 & 3/10/20 & 7/14/20)

Do to legal notice requirements, the hearing for these applications will be continued to a special meeting on 7/28/20.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

NEW BUSINESS

**A. Kirk MacNaughton - Rolling Green North/Black Bear Run Subdivision
Extension request**

Mr. MacNaughton explained that this subdivision had been approved in 2014. State Statutes allow for an extension of an additional 5 years to complete improvements. As his improvements were for a private road/driveway, he didn't realize that the five year expiration applied to him. He was present to request that extension retroactively.

Mr. McNally had reviewed the 17 conditions of approval that were a part of his the original approval. Mr. MacNaughton noted that with the exception of the private drive off Petersen Road, nothing has been done.

Mr. Haynes stated that the conditions of approval would still be a part of the extension. There was discussion by the Commission on whether to only grant a 3 year retroactive extension to encourage the start of the subdivision. The Town Attorney's email dated 6/18/20 regarding the wording of the Statute was reviewed as to what the Commission could and couldn't do. Mr. MacNaughton was agreeable to either the 3 or 5 year extension.

David Brassard arrived at 7:27 p.m.

A motion as made by David McNally and seconded by Daniel Velcofsky to approve the request by Kirk MacNaughton for a five (5) year extension, retroactively, for the Black Bear Run (aka Rolling Green North) Subdivision. The new expiration date shall be May 13, 2024. (ref. Town Clerk record subdivision maps #2308- #2323). All the revised conditions of approval noted in a letter dated November 20, 2015 which is also filed on the land records – Vol 206 page 408 are still valid and apart of this approval. Votes in favor were unanimous. Motion carried. (David Brassard did not vote as he arrived late. Mark Ricketts voted in his stead.)

MINUTES

A motion was made by John Welsh and seconded by Tom Derlinga to approve the minutes of 3/10/20, 4/28/20 & 5/07/20 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

APRIL

- An email from Susan Kulik with comments for Application #20-01
- Staff comments dated 4/10/20 Application #20-02 for Ross Trucking @ 38 Kripes Road

MAY

- Quarterly Newsletter from the CT Federation of PZC Agencies
- PRD Request for a front porch for 53 Country Club Lane

JUNE

- An Appeal by Timothy Brignole for the conditions on an Admin approval and a retraction of the Appeal for the winery
- A retroactive request by Kirk MacNaughton for an extension of the Rolling Green North/Black Bear Run subdivision approval.
- Revised regulations for the Village Center Zone & the Commerce Park Transitional Zone
- Additional photos & emails for the winery Application #20-01

JULY

- Quarterly Newsletter from the CT Federation of PZC Agencies
- A request for Application #20-01 by Timothy Brignole for the Winery to continue the hearing until the August meeting.
- Application #20-03 by Ken Ouellette for a 2 lot re-subdivision for 6 Wyncairne
- Revised Site Plan Application #20-04 by Borghesi Building for an addition at 7 Connecticut South Drive for the Barnes Group

OLD BUSINESS

A. **Zoning Enforcement Report** – No report but Mr. Haynes gave an update on the vineyard temporary tent approval, clean up at 27 Hatchet Hill Road, Pride Gas & Cumberland Farms.

B. **Planner Report** - Planner Report –

a. **Administrative Site Plan Approvals** –

- 62 Rainbow Road/Cumberland Farms
- 21 Copper Hill Road - golf course food truck
- 103 Hartford Avenue – winery tent
- 54 Rainbow Road – fencing for Pet Parlor

Mr. Haynes reviewed each approval and the Commission had a few comments for clarification on the approvals.

C. CRCOG Regional Meeting Report – No report as March & June meetings were cancelled.

D. Commission’s Regulation Changes/Village Center (#19-17)

(rec’d 12/10/19) (h/d 1/09/20 cont’d to 2/13/20 & 3/10/20 & 7/14/20)

No action taken.

E. 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 & 3/10/20 & 7/14/20)

No action taken.

F. 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 & 3/10/20 & 7/14/20)

No action taken.

G. Timothy Brignole/Revised Special Permit (#20-01)

103 (113-115) Hartford Avenue – Winery & Vineyard

(rec’d 2/13/20) (h/d 3/10/20 cont’d to 8/11/20)

No action taken.

At this time there was discussion on which applications would be heard at which meeting dates. It was determined that the Commission’s own Applications #19-17, #19-18 & #19-19 for the regulation and map changes would be handled at the special meeting on 7/28/20. The new Application #20-04 for the revised site plan for 7 Connecticut South Drive may also be reviewed at that meeting if the Town Engineer’s report is received and is favorable. The continuation of the Winery Special Permit Application #20-01 and the re-subdivision for 6 Wyncairne #20-03 will be on the agendas for 8/11/2020.

ADJOURNMENT

A motion was made by David McNally and seconded by Daniel Velcofsky to adjourn the meeting at 8:03 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant