

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
July 28, 2020**

A special meeting of the East Granby Planning & Zoning Commission was held via ZOOM on July 28, 2020. Members present when Chairman John Welsh called the meeting to order at 7:07 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Daniel Velcofsky and with alternate members Mark Ricketts and Katie Hastings.

PUBLIC HEARING

**A. 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 & 7/28/20)**

Mr. Haynes gave brief overview of the revised version dated 5/29/20. Changes made were based on discussions at the previous public hearings. He explained the spirit behind this regulation that allowed high density residential and retail as a transition between the Commerce Park and the Village Center. The Commission had minimal comment. No one spoke in favor. No one was opposed.

Under general public comments, John DeMattia, owner of property on Nicholson Road, stated he was very happy with the changes. Ted Brown, owner of an 8 acre parcel on Route 20, noted that the retail required component might not be desirable to build.

Mr. Haynes stated that there is always the opportunity to change the regulation if it was found that it was not working. Mr. Welsh commented that the Commission needed to move forward and would be willing to "re-think" the regulations with respect to needs in the future.

Attorney Tom Fahey, representing the owners of the 130 acre "Nanni" parcel, stated that they were uniquely affected. He stated that the building size for industrial uses and distribution centers was arbitrary. He didn't understand where this building size came from and what data was used. He stated that the proposed changes would increase the value of other properties but it would negatively impact them. He felt more study needs to be done but didn't want to hold up the other affected property owners.

Peter DeMallie, a consulting planner for many years, also represented the owners of the 130 acre parcel. He noted the main concerns were the impact on abutting residential areas. He explained that there were many ways to lessen the impact such as the location of loading docks, the building orientation, buffer treatments, elevations, location of dumpsters and existing natural buffers. If many of these factors are addressed, it can reduce the impact. He also noted that if a prospective tenant built a 300,000 sq. ft. building but the business grew, shouldn't they be allowed to expand and add an addition. He also noted that distribution centers were great for a Town's tax base.

John Welsh noted that the Commission has been working on this for 4-5 years with meetings and workshops. It would have been helpful to have had this information then. There was discussion

on the impact from Dollar Tree which is a 1,000,000 sq. ft. distribution center especially with traffic and noise as it's a 24 hour operation. It was explained that limiting the size was based on many of the Dollar Tree issues.

Public hearing closed on this application.

**B. 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 & 7/28/20)

After hearing the comments for the previous application, Mr. Welsh suggested the Commission remove/exclude the 130 acre parcel from consideration with the map changes and like the Seymour Road/Griffin property, it would be best to address those properties separately. There was no further comment.

Public hearing closed on this application.

The public hearing portion of the meeting closed at 8:26 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by David McNally and seconded by Tom Derlinga to approve the minutes of 7/14/20 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received: None

OLD BUSINESS

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

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

C. **CRCOG Regional Meeting Report** – No report as there have been no meetings

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)

A motion was made by Daniel Velcofsky and seconded by Amanda Thompson to approve the Commission's Application #19-17 for zoning regulation changes to the Village Center Zone. Votes in favor were unanimous. Motion carried. The effective date of these regulations shall be 8/22/2020.

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 & 7/28/20)

A motion was made by David McNally and seconded by Amanda Thompson to approve the Commission's Application #19-18 for zoning regulation changes to create the Commerce Park Transitional Zone. Votes in favor were unanimous. Motion carried. The effective date of these regulations shall be 8/22/2020.

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 & 7/28/20)

A motion was made by David McNally and seconded by Thomas Derlinga to approve the Commission's Application #19-19 for zoning map changes for the expansion of the Village Center Zone and the creation of the Commerce Park Transitional Zone with the elimination of the 130 acre parcel (Assessor's Lot# 11 Map 17) from any zone changes. Votes in favor were unanimous. Motion carried. The effective date of these zoning map changes shall be 8/22/2020.

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.

ADJOURNMENT

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 8:37 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant