

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
December 8, 2020**

A meeting of the East Granby Planning & Zoning Commission was held via ZOOM on December 8, 2020. Members present when Chairman John Welsh called the meeting to order at 7:03 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Daniel Velcofsky and with alternate members Mark Ricketts and Katie Hastings.

**PUBLIC HEARING**

The legal notice was read.

**A. PZC's Zone Change Application (#20-06)**

**CP "A" Zone to CP Transitional Zone/Assessor's Lot# 11/Map 17**  
(rec'd 8/25/20) (h/d 12/08/20)

Gary Haynes had distributed sections of the 2014 Plan of Conservation & Development that related to this proposal and the long term plans by the Commission. He discussed the three goals of that plan. 1. To split the current Industrial Zone into 2 zones: Commerce Park "A" (prime use & sewer availability) and Commerce Park "B" (non-prime uses & no sewer). 2. Expand the Village Center Zone on Route 20 and 3. Create the Commerce Park Transitional Zone.

This new zone would be for mixed uses, would make the properties more marketable and conducive to development. The Commission has accomplished the first two goals, the third goal was accomplished with the exception of two properties. Application #20-06 is for one of those properties. The proposal was withdrawn earlier as the current owners had requested a delay for a prospective tenant/buyer.

Amanda Thompson stated that with the current CP "A" zone there was no size limit nor limitation on building scale. This property abuts senior developments, the high school and other residential uses. More truck traffic would also be a concern with the possible uses on this property.

Gary stated that Attorney TJ Donahue had forwarded an email to him late in the day requesting the Commission delay action on this application and which also included information on the Silverman Group.

Mr. Welsh spoke about the significant period of time the Commission has put into developing the ideas within the Plan of Conservation & Development. They are finally implementing those ideas. This proposal is a protection to the community against oversized & over scale development. This new zone with mixed use proposals is beneficial and expands the possible uses of the properties – two of which have already submitted applications for their development. He also noted that it was possible that if the right developer with the right proposal came forward, the Commission has the right to zone it back to Commerce Park A.

Mr. Derlinga stated he was a strong proponent of property rights and the Commission should be more accommodating. Other members stated that they were in agreement with Mr. Welsh as to the length of time and work that has gone into this plan, that the zone opens up more and better uses and that the transitional zone was better for the Town.

Under public comment, Attorney TJ Donahue, Blake Silverman and John McCormack spoke of their recent vested interest in this property as they have contracted with the current owners just a week ago and only just found out about this proposed changed.. They discussed their portfolio of projects they were responsible for in surrounding Towns. They plan to build on spec and expect to have occupancy within 36 months.

The new zone which only allows for 300,000 sq. ft. maximum is not only an arbitrary number but would radically restrict the clientele they would attract. They asked the Commission to delay any action to allow them time to present a proposal and give them the appropriate opportunity to work with the Town. They also stated that with the nature of today's business, the large 750,000 – 1.2 million sq. ft. distribution center is what they see as fit for this site. The town has to address the marketing needs and demands of today. They would like the opportunity for the Town to hear them out.

Both members of the Economic Development Commission and the Planning & Zoning Commission stated this piece was extremely important to the Town and they have taken a hard look at what was desirable for the residents and all agree the Transitional Zone with its mixed uses was best especially with the types of residential uses that border this property. These uses could serve the Town just as well and generate more taxes than a large distribution center.

Greg Nanni stated that they have been hard at work since the last delay and he believes the Silverman Group could present something the Town could work with and find the best users. He felt they would submit a high quality proposal and he requested the Commission give them further time to show what they have to offer.

Mr. Silverman again stated that nothing will ever be built as multi family is not suitable for this site. It will never happen so let them be heard in the correct forum.

Mr. Welsh stated that there is no town in the State of Connecticut that has a large distribution center within the center of their community. This is too close to the Village Center area. Again Commission members made it clear they did not want a 1.2 million sq. ft. distribution center.

CRCOG comments dated 9/21/2020 were read into the record. Mr. Welsh continued the hearing to the 1/12/2021 meeting to allow for a presentation by the Silverman Group. There were no further comments.

The public hearing portion of the meeting closed at 8:28 p.m.

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

None

## **MINUTES**

A motion was made by Thomas Derlinga and seconded by David McNally to approve the minutes of 8/25/2020 as submitted. Votes in favor were unanimous. Motion carried.

## **COMMUNICATIONS**

The Commission received:

### **OCTOBER**

- PZC Administrative Approval for 17 Kripes Road brewery for parking changes
- CRCOG comments dated 9/21/2020 for Application #20-06
- A copy of a ZBA legal notice for 72 Copper Hill Road for a detached garage

### **NOVEMBER**

- CT Federation of PZC Agencies Quarterly Newsletter
- A copy of a ZBA minutes & decision of approval for 72 Copper Hill Road for a detached garage
- Administrative approval for 20 Copper Hill Road – roof overhang at the golf course

### **DECEMBER**

- IWC Minutes for 12/02/20
- Special Permit Application #20-07 for 13 Nicholson Road for 120 unit apartment complex (public hearing in January)
- Special Permit Application #20-08 for 12/14 School Street for an apartment complex (public hearing in January)
- Special Permit Application #20-09 for 59 Old County Road for fill (public hearing in January)
- Copies of pages from the 2014 Plan of Conservation & Development as it relates to Application #20-06
- An email letter from Attorney TJ Donahue and info on the Silverman Group for Application #20-06

## **OLD BUSINESS**

**A. Zoning Enforcement Report** – No report. Mr. Haynes did note that the Building Official, Mark Goderre, had begun classes for certification for both Wetlands & Zoning.

**B. Planner Report** - Planner Report

a. Administrative Site Plan Approvals – 17 Kripes Road/parking: Mr. Haynes stated that it was a minor matter of restriping

## **NEW BUSINESS**

**A. PZC's Zone Change Application (#20-06)**

**CP "A" Zone to CP Transitional Zone/Assessor's Lot# 11/Map 17**  
(rec'd 8/25/20) (h/d 12/08/20)

No action taken.

**B. 2021 Meeting Dates**

A motion was made by Thomas Derlinga and seconded by David Brassard to accept the 2021 meeting dates as submitted. Votes in favor were unanimous. Motion carried.

At this time, the Commission discussed the January meeting schedule. Noting the three items for public hearing, the Commission decided to hold a special meeting on 12/29/2020 for the continuation of Application #20-06 if the public that had been present and wished to discuss further were available on that date.

**ADJOURNMENT**

A motion was made by Thomas Derlinga and seconded by John Welsh to adjourn the meeting at 8:43 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant