

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
February 9, 2021**

A meeting of the East Granby Planning & Zoning Commission was held via ZOOM on February 9, 2021. Members present when Chairman John Welsh called the meeting to order at 7:04 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Daniel Velcofsky and with alternate member Katie Hastings. Mark Ricketts arrived at 8:07 p.m.

**PUBLIC HEARING**

**A. Wiles+Architects Special Permit Application (#20-07)  
120 Unit Apartment Complex – 13 Nicholson Road  
(rec'd 12/08/20) (h/d 1/12/21 cont'd to 2/09/21) (d/d 4/13/21)**

George Wiles, Architect for the project, was present along with Civil Engineer Skip Alford, and Landscape Architect Matt Popp.

Mr. Alford explained the revisions to the maps since the last hearing. Two buildings were moved slightly to locate them further from the wetlands. The western most driveway was relocated to the east side of the property and the force main was moved to the area of the main entrance. He also stated that they have met all concerns and conditions of the Town Engineer.

Mr. Haynes reviewed his latest comments from his report dated 2/08/21. In his report, he noted that concerns raised at the last meeting for a large influx of children to the school system was unlikely. This was based on information from other Towns with similar apartments and the number of children currently at the Turkey Hills Apartments. Lastly, he noted one revision to his condition 3.4. Since wood chips would be needed on site for E&S controls, he suggested the option of grinding up the stumps to use on site.

Based on comments at the last hearing, Mr. Welsh asked Mr. Alford to review the new map submitted showing the relationship of the site to the homes on Harvest Lane. The map displayed the closest point from "houses to buildings" to be between 225-245 feet with a wooded area between of approximately 100 feet. Mr. Derlinga placed a satellite view up before the Commission to better see the density of the wooded area. Mr. Welsh requested an addition to the landscape plan to add a few more plantings near Building 2 for additional screening. Mr. Alford agreed with the request but noted that trees with large root balls cannot be in the detention basin area, so location of more plantings was limited.

Under public comments, Lisa Mendes, a resident on Crystal Drive, stated her concerns for the building heights and that she did not see a need for this development in Town. She also commented that this project would cause the need for increased police & fire services, erosion of her property values and the increased traffic on Route 20. She went on the record as being totally opposed especially to the three story height. Mr. Haynes stated that the maximum building height in East Granby is 35 feet.

Paul Oliva, EDC Chairman, spoke in favor, noting how the development fits perfectly within the Plan of Conservation & Development. The benefit of upscale multi-family will help local retail businesses. He also noted a concern with lack of storage as no basements were proposed. Mr. Haynes noted that multi-family developments are doing well in surrounding Towns while single family developments are slow.

With no further comments, the public hearing closed on this application.

Mark Ricketts arrived at 8:07 p.m.

**B. School Street Square LLC Special Permit Application (#20-08)**  
**Apartment/Retail Complex – 12/14 School Street**  
(rec'd 12/08/20) (h/d 1/12/21 cont'd to 2/09/21) (d/d 4/13/21)

Chris Alford, Civil Engineer for the project, stated that approval had been received from the Wetland Commission. Based on comments from the Town Engineer changes were made to the water quality basin and the storm water management. He moved the trash enclosure to a new location and added additional buffer plantings. He displayed a few possible scenarios to move the buildings and/or parking but in both cases, the change caused further encroachment to the wetland areas. His original design was the best alternative with the buildings farthest away from the neighbors.

Mr. Haynes requested the addition of a sidewalk between buildings one and two and that will be added. Mr. Welsh requested the applicant consider planting more mature trees than proposed. Mr. Alford agreed and he also suggested planting the trees on a berm. Mr. Derlinga displayed a streetscape to better visualize the current vegetation between the site and the homes on Schoolhouse Landing. Mr. Welsh questioned the sightlines at the proposed entrance drive but Mr. Alford stated that he had done a review and the sightlines were adequate. He also displayed a streetscape to visualize the sightlines from the proposed driveway. Mr. Welsh also had concerns with the on street parking and suggested signage to note “no overnight parking”.

Mr. Haynes reviewed his report dated 2/06/21. He added to additional conditions of approval:

- 3.20 The applicant shall post an encroachment bond for work being done within the Town right-of way.
- 3.21 A note shall be added to the plans showing a sign stating “no overnight parking” to the on street parking area.

There was some discussion on the requirement for elevators and the storage issue was again noted as a concern.

Under public comments, many residents of Schoolhouse Landing were strongly opposed to the development. They again cited major concerns for the size of the proposal, impact on home values, impact on Town services, privacy issues for the homes that abut the area, strong objections to the additional traffic on School Street, and child safety for school bus drop off.

Traffic and privacy were the main objections. They also noted that the buffer plantings were inadequate and were very concerned with the danger of the on street parking.

Mr. Oliva reiterated the same comments as noted for the previous application.

Mr. Welsh noted landscaping and screening needed to be further addressed and requested the application continue to the next meeting. The applicant agreed and consented to an extension. The public hearing on this application will be continued to 3/09/21. The public hearing portion of the meeting closed at 9:09 p.m.

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

None

### **MINUTES**

A motion was made by Amanda Thompson and seconded by Daniel Velcofsky to approve the minutes of 1/12/20 as submitted. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

- CT Federation of Planning & Zoning Agencies quarterly newsletter
- IWC Minutes for 2/03/21
- Revised plans for Applications #20-07 & #20-08
- Updated staff comments for #20-07 & #20-08
- Special Permit Application #21-02 for fill at 4 Copper Hill Terrace
- A letter dated 2/05/21 from Gina Durante regarding her opposition to Application #20-08

### **OLD BUSINESS**

**A. Zoning Enforcement Report** – Mr. Haynes reported he had sent out cease & desist letters to Mr. Brignole regarding the use of generators at the winery and the parking of a box truck.

**B. Planner Report** - Planner Report

a. Administrative Site Plan Approvals – None.

**C. CRCOG Regional Meeting Report (3/18/21)** – No meetings to date

**D. Wiles+Architects Special Permit Application (#20-07)**

**120 Unit Apartment Complex – 13 Nicholson Road**

(rec'd 12/08/20) (h/d 1/12/21 cont'd to 2/09/21) (d/d 4/13/21)

A motion was made by Amanda Thompson and seconded by Daniel Velcofsky to approve Special Permit Application #20-07 by Wiles+Architects LLC for a 120 unit apartment complex at 13 Nicholson Road subject to the conditions set forth in staff comments dated 2/08/21 as amended during the public hearing.

There was a brief discussion on lack of basements/storage. Mr. Welsh noted that the applicants gave an excellent presentation with a strong set of plans and that they responded to all concerns by staff and the Wetlands Commission.

Votes in favor were unanimous. Motion carried. (No alternates were needed to vote).

**E. School Street Square LLC Special Permit Application (#20-08)**  
**Apartment/Retail Complex – 12/14 School Street**  
(rec'd 12/08/20) (h/d 1/12/21 cont'd to 2/09/21) (d/d 4/13/21)

No action taken. Hearing continued to 3/09/2021.

### **NEW BUSINESS**

**A. Arnold Bernstein – Re-subdivision Application (#21-01) 102 North Main Street**  
(rec'd 1/12/21) (h/d 3/09/21) (d/d 5/11/21)

No action taken as hearing is scheduled for 3/09/21.

### **ADJOURNMENT**

A motion was made by Thomas Derlinga and seconded by David McNally to adjourn the meeting at 9:25 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant