

**PLANNING & ZONING COMMISSION**  
**EAST GRANBY, CONNECTICUT**  
**MINUTES**  
**April 13, 2021**

A meeting of the East Granby Planning & Zoning Commission was held on April 13, 2021 via ZOOM. Members present when Chairman John Welsh called the meeting to order at 7:01 p.m. were David McNally, Amanda Thompson, David Brassard, Daniel Velcofsky and with alternate member Charlie Allen. Mark Ricketts arrived at 7:03 p.m.

**PUBLIC HEARING**

The legal notice was read.

**A. J. Kirk MacNaughton - Special Permit Application (#21-02)**  
**Fill @ 4 Copper Hill Terrace**  
**(rec'd 2/09/21) (h/d 3/09/21 delayed to 4/13/21) (d/d 6/08/21)**

Mr. MacNaughton explained that he was hired to build a house on this lot and was representing the owners. He stated the property was relatively even with the road but drops off rather quickly. The fill would allow for a flat front yard and driveway. The house lot was suitable for a walk-out basement at the existing grade. He needed approximately 3,000-3,800 cubic yards of fill which equates to 175 truckloads. The Town Engineer's comments have been addressed. Plans were revised to create a detention basin and the calculations show that there would be no increase in the flow of water than what currently exists.

Mr. Haynes reviewed his and the Town Engineer's comments dated 4/10/21 & 4/12/21 respectively. A maximum of 3800 cubic yards would be allowed, E&S controls were increased and he recommended truck traffic be limited to Mon-Fri from 9am-3pm and the road be swept clean daily.

Mr. Welsh stated that this lot was a part of a 1960's development that had never been built upon. He noted an error on the map as stating the same owner was at 2 separate properties and this needed a correction.

In response to a question, Mr. MacNaughton said that he was requesting the hours of deliveries be extended to an 8 hour day with 3 trucks delivering at a time. Based on an 8 hour day, the process would take a week to 10 days and later in the building process, another week to 10 days for the finish work. Deliveries would be from Suffield, heading south on Newgate Road to the site. There was a discussion on the concern for school bus drop offs with the truck deliveries. Amanda Thompson suggested the delivery times be Mon.-Fri. from 8:30 a.m. – 4:30 p.m. with deliveries suspended from 3:15 p.m. 3:45 p.m. and families in the area are to be notified of such.

Under public comments, abutting neighbors had questions and concerns with increased water run-off onto their properties on Country Club Road to the rear of this site. Mr. MacNaughton stated that based on the calculations done by his Engineer and reviewed by the Town Engineer, there would be no change to the flow from what exists now. Mr. Haynes stated that this was the

intent of installing the new swale. Other questions by the abutters dealt with clarification of the amount of fill, the closeness to wells & septic systems and the cleanliness of the fill. Beth Webster, a resident of Copper Hill Terrace wanted assurances that the entire street would be cleaned daily and whether the trucks would need to turn around in the street cul-de-sac.

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

**B. Commission's Zoning Regulation Change (#21-03) Yard Requirements  
(rec'd 3/09/21) (h/d 4/13/21)**

Mr. Haynes explained that the change was to simplify the residential yard requirements for rear yards set backs. The change returns the regulations to what they used to be which distances have always been more than sufficient. Clerk Rosalie McKenney explained, when asked for the history of this regulation that the change was done after a four lot subdivision was developed on the extension of Washington Ridge Road to satisfy some abutting homeowners. The old regulation had never been an issue before or after that.

The Commission had no comment. Angela Ciottone asked for a clarification as to where these types of residential zones were located in Town.

CRCOG comments dated 3/19/21 were read into the record. The public hearing closed on this application.

**C. Commission's Zoning Regulation Change (#21-04) Signs  
(rec'd 3/09/21) (h/d 4/13/21)**

Mr. Haynes explained that part of this revision was to correct errors within the sign regulations that referenced zones that no longer exist and add zones names that now do. The major change was to loosen the requirements for temporary signs as recommended by the EDC and Board of Selectmen to assist local retail businesses. Mr. Haynes reviewed those changes.

CRCOG comments dated 3/19/21 were read into the record.

Under public comments Angela Ciottone wanted clarification that this was for East Granby businesses only and EDC Chair Paul Oliva spoke in favor of this application. It was noted that the recommended changes were for special events and promotions. Mr. Welsh said that the Commission can revisit the regulations if it becomes a problem.

The public hearing closed on this application.

**D. John D'Agata (#21-06) Special Permit/Accessory Apartment  
73 North Main Street (rec'd 3/09/21)(h/d 4/13/21) (d/d 6/08/21)**

Mr. D'Agata presented the layout for the accessory apartment. There were some questions by the Commission on the layout but it was clearer when it was explained that the lot slopes. There is a walk out basement to the rear and that there are garages under the garages. Mr. Haynes reviewed

his report dated 4/10/21. He had one condition regarding the need for an approval from the FVHD. He stated the apartment was 869 sq. ft. and the application met the regulations.

The 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 Amanda Thompson to approve the minutes of 3/09/21 as submitted. Votes in favor were unanimous. Motion carried. (Allen, Velcofsky & Brassard abstained).

### **COMMUNICATIONS**

The Commission received:

- IWC minutes for 3/18/21 & 4/07/21
- CRCOG comments dated 3/19/21 for Applications #21-03 & #21-04
- 40% request from Ken Ouellette for detached garage at 4 Brentwood
- Copy of a letter to Tim Brignole of a ZBA decision to affirm the order of the ZEO for the use of generators at the winery on Hartford Avenue
- Staff & Town Engineer comments for Application #21-02 for 4 Copper Hill Terrace
- Staff & Town Engineer comments for Application #21-05 for 38 Russell Road
- Staff comments dated 4/10/21 for the 40% request for 4 Brentwood
- Staff comments dated 4/10/21 for Application #21-06 for the accessory apartment Application #21-06
- Revised Site Plan Application #21-07 for Ross Express at 38 Kripes Road

### **OLD BUSINESS**

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

**B. Planner Report** - Planner Report

a. Administrative Site Plan Approvals – Mr. Haynes reported he had approved an outdoor pavilion for employees at 14 Airport Park Road to facilitate meals due to COVID. He also approved a parking change at 49 Russell Road to re-label customer parking as car parking as “on site” auctions are no longer held.

**C. CRCOG Regional Meeting Report (3/18/21)** – Mr. Brassard reported that AARP gave a presentation on construction for elderly and East Granby was mentioned for recent approvals. He offered to attend the June meeting.

**D. Russell Road Associates (#21-05) Revised Site Plan/38 Russell Road  
(rec'd 3/09/21) (d/d 5/11/21)**

TJ Barresi, Engineer & Surveyor representing the applicant, explained the purpose of the application was for an additional parking lot for trailer parking for a new transport company at 38 Russell Road.

He reviewed the existing conditions, the layout of the parking area, lighting and additional street tree plantings. He also reviewed the grading plan, drainage, sheet flow, storm water runoff and E&S controls. He has reviewed the Town Engineer's and Director of Community Development's reports and will revise the plans to meet those recommendations. IWC approval was received and they will comply with all their conditions of approval.

Mr. Haynes reviewed his report. He added that he recommended additional street trees for better screening. In response to a question, it was noted that JB Hunt would be leasing approximately 1,000-1500 sq. ft. of office space with 4-6 employees. This would be similar to a contractor's yard which is an allowable use in the Commerce Park B zone. Mr. Welsh was concerned with traffic flow. Mr. Haynes explained that there were currently 52 parking spaces. Trailers would sit for periods of time and when needed would be dispatched to clients. Mr. Haynes stated that the "top 6 items" in his report were his conditions, the rest were Town Engineer standard recommendations.

Mr. Welsh was concerned with additional truck traffic near residential areas along East Street and suggested that the driveway exit be "right turn only" as a condition of approval. The applicant agreed to that revision.

A motion was made by David McNally and seconded by Daniel Velcofsky to approve Revised Site Plan Application #21-05 by Russell Road Associates for additional parking at 38 Russell Road subject to the conditions set forth in staff comments dated 4/10/21 and with additional conditions noted during discussion for a "right turn only" exit and additional street trees be added to the plan. Votes in favor were unanimous. Motion carried. (Charlie Allen voted in place of absent member Thomas Derlinga.)

**E. J. Kirk MacNaughton - Special Permit Application (#21-02)  
Fill @ 4 Copper Hill Terrace  
(rec'd 2/09/21) (h/d 3/09/21 delayed to 4/13//21) (d/d 6/08/21)**

A motion was made by Amanda Thompson and seconded by Daniel Velcofsky to approve Special Permit Application #21-02 by J. Kirk MacNaughton for fill at 4 Copper Hill Terrace subject to the conditions set forth in staff comments dated 4/10/21 and with additional conditions for delivery times to be between the hours of 8:30 a.m. - 4:30 p.m. with deliveries suspended between 3:15 p.m. -3:45 p.m. Votes in favor were unanimous. Motion carried. (Mark Ricketts voted in place of absent member Thomas Derlinga.)

## **NEW BUSINESS**

### **A. Commission's Zoning Regulation Change (#21-03) Yard Requirements (rec'd 3/09/21) (h/d 4/13/21)**

A motion was made by Daniel Velcofsky and seconded by David Brassard to approve the Commission's own Zoning Regulation Change Application #21-03 for rear yard requirements in the residential zones with an effective date of 5/08/21. Votes in favor were unanimous. Motion carried. (Charlie Allen voted in place of absent member Thomas Derlinga.)

### **B. Commission's Zoning Regulation Change (#21-04) Signs (rec'd 3/09/21) (h/d 4/13/21)**

A motion was made by John Welsh and seconded by David McNally to approve the Commission's own Zoning Regulation Change Application #21-04 for both corrections to the sign regulations and revisions to temporary signs with an effective date of 5/08/21. Votes in favor were unanimous. Motion carried. (Mark Ricketts voted in place of absent member Thomas Derlinga.)

### **C. John D'Agata (#21-06) Special Permit/Accessory Apartment 73 North Main Street (rec'd 3/09/21)(h/d 4/13/21) (d/d 6/08/21)**

A motion was made by David McNally and seconded by Daniel Velcofsky to approve Special Permit Application #21-06 by John D'Agata for an accessory apartment at 73 North Main Street subject to the conditions set forth in staff comments dated 4/10/21. Votes in favor were unanimous. Motion carried. (Charlie Allen voted in place of absent member Thomas Derlinga.)

### **D. Kenneth Ouellette – 40% Request/detached garage/4 Brentwood**

Mr. Ouellette explained that he currently lives at 6 Wyncairne and he has purchased this 4 acre lot at 4 Brentwood for a new home with detached garage. The garage was for his race and collector cars. The garage would be set 250-300 feet back off the road. It was 120 feet from the upland review. The area is heavily treed and the garage would not be visible from the road.

An aerial view was displayed to see the distance from the proposed garage to homes on Ezekiel Way. It was agreed to add additional screening (either trees or fencing) on the right side of the garage for better screening. Mr. Welsh noted an error on sheet 1 with two lots having the same lot number. He asked for this to be revised. In response to a question on noise levels from the garage, Mr. Ouellette explained that he has a similar garage at his current home and he has never had issues in 33 years.

Mr. Haynes reviewed his report dated 4/10/21. The garage would equate to 62.57%, an increase of 22.57%. He stated the lot was large enough to accommodate the garage and with the additional screening, he recommended approval.

A motion was made by David McNally and seconded by David Brassard to approve the 40% waiver request by Kenneth Ouellette for a detached garage as presented and subject to the conditions set forth in staff comments dated 4/10/21. Votes in favor were unanimous. Motion carried. (Mark Ricketts voted in place of absent member Thomas Derlinga.)

**ADJOURNMENT**

A motion was made by John Welsh and seconded by Daniel Velcofsky to adjourn the meeting at 9:14 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant