

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
June 08, 2021**

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

PUBLIC HEARING

The legal notice was read.

- A. William Wilson Revocable Trust – Revised Special Permit Application (#21-07 East Granby Meadows (rec'd 4/13/21) (h/d 5/11/21 cont'd to 6/08/21)) (d/d 8/10/21)**

As the applicant was not yet present, the Commission acted on other agenda items.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by Daniel Velcofsky and seconded by Katie Hastings to approve the minutes of 5/11/21 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Revised house plans from William H Wilson for Revised Special Permit Application #21-07
- A copy of the decision by the ZBA to approve a shed at 12 Old Hartford Avenue for Gene Rondeau.
- A copy of the notice for a ZBA meeting on 6/24 for an appeal by the ZEO from Timothy Brignole for parking cars in unapproved spaces.
- A report from Mr. Haynes dated 6/07/21 on the revised plans for Application #21-07 by William H. Wilson

OLD BUSINESS

A. Zoning Enforcement Report – No report.

B. Planner Report – Administrative Site Plan Approvals
Mr. Haynes approved an outdoor patio seating for Gio's Restaurant

C. CRCOG Regional Meeting Report (6/17/21) – No meeting until later this month.

**A. William Wilson Revocable Trust – Revised Special Permit Application (#21-07
East Granby Meadows (rec'd 4/13/21) (h/d 5/11/21 cont'd to 6/08/21)) (d/d 8/10/21)**

Amy Souchens, Attorney representing Mr. Wilson, apologized for the delay as they had technical difficulties. New home designs had been submitted with changes reflecting comments from the last hearing. Revised staff report dated 6/4/21 had also been received. She stated that they were agreeable to the recommendations in that report except for item 5.4. She offered the following instead: The revised home designs show all duplexes to have 1st floor masters. She suggested that of the remaining 35 single family homes that 17 have 1st floor masters and 18 have 2nd floor masters. But the second floor bonus/storage rooms were critically important and needed to be included. The new plans also allowed for some flexibility in design.

Discussion continued on the plan designs with many ideas suggested. Again Mr. Haynes stated his recommendations were meant to keep the original intent of the development. He stated the designs and intent for this development should have declaration documents more in keeping with Sanford Ridge rather than Schoolhouse Landing. Mr. Haynes still had concerns with the bonus room becoming a 4th bedroom but many members of the Commission had no issue with the bonus room and saw its value.

Attorney Souchens stated that no more than 18 of the homes would have the bonus room and association documents would reflect that the homes have a three bedroom capacity which should hinder anyone from turning the bonus room into a 4th bedroom. Mr. Wilson also noted that the development's density was 35% less than allowed.

There was no public comment. The public hearing portion of the meeting closed at 7:48 p.m.

NEW BUSINESS

**A. William Wilson Revocable Trust – Revised Special Permit Application (#21-07
East Granby Meadows (rec'd 4/13/21) (h/d 5/11/21) (d/d 7/13/21)**

A motion was made by David McNally and seconded by Thomas Derlinga to approve Special Permit Application #21-07 by William Wilson Revocable Trust for revisions to Special Permit #09-12 for the East Granby Meadows Development off East Street subject to recommendations set forth in staff comments dated 6/04/21 and with the changes to "item 5.4" as requested by the applicant during the public hearing. Votes in favor were unanimous. Motion carried.

ADJOURNMENT to Workshop

A motion was made by Thomas Derlinga and seconded by John Welsh to adjourn the meeting to a workshop at 8:05 p.m. The votes in favor were unanimous. Motion carried.
Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant