

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT**

**MINUTES
September 13, 2022**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, September 13, 2022. Members present when Chairman Thomas Derlinga called the meeting to order at 7:03 PM were David Brassard, Charlie Allen, Amanda Thompson, Daniel Velcofsky, and John Welsh and alternate members Jay Tran and Todd Zessin.

PUBLIC HEARING

A. Commission's Opt Out of Accessory Dwelling Unit Provisions of Public Act 21-29

A motion was made by Thomas Derlinga and seconded by Charlie Allen to open the public hearing regarding the Commission's opt out of the Accessory Dwelling Unit provisions of Public Act 21-29. The votes in favor were unanimous. Motion carried.

Town Planner Robin Newton provided a brief introduction of Public Act 21-29, noting that part of the provisions of that act provide for mandatory implementation of certain standards for accessory dwelling units as well as an opt out provision for municipalities who do not want to adopt those standards. She explained that the opt out requires a public hearing for both the Planning and Zoning Commission and the Board of Selectmen with a two-thirds vote required by each board to approve the opt out. Reasons for the decision to opt out must be stated for the record. If both boards vote in favor of the opt out, Ms. Newton will submit the opt out to OPM to be filed as part of the statutory requirement.

Ms. Newton summarized the Commission's previous discussions regarding ADUs and noted that the Commission agreed that the provisions of Public Act 21-29 are not necessarily the right fit for all residential zones within East Granby. Opting out provides more flexibility for the Commission to change East Granby's ADU regulations in the future.

Thomas Derlinga further noted that opting out will allow the Commission to adjust the Town of East Granby's regulations to align with the State regulations, but with customizations appropriate for the town.

There was no public comment.

A motion was made by Daniel Velcofsky and seconded by Thomas Derlinga to close the public hearing regarding the Commission's opt out of the Accessory Dwelling Unit provisions of Public Act 21-29. The votes in favor were unanimous. Motion carried.

The public hearing was closed at 7:08 PM.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None.

MINUTES

A motion was made by John Welsh and seconded by Todd Zessin to approve the minutes of the August 9, 2022 meeting as corrected, as it was noted that in the third paragraph of page three, “Application #22-5” should read “Application #22-05.” The votes in favor were unanimous. Motion carried.

A motion was made by David Brassard and seconded by Amanda Thompson to approve the minutes of the August 30, 2022 meeting as submitted. The votes in favor were unanimous. Motion carried.

COMMUNICATIONS

None.

OLD BUSINESS

A. Zoning Enforcement Report

Daniel Velcofsky requested additional information regarding the camping violation on Turkey Hills Road listed in the Zoning Enforcement Report. Robin Newton explained that the owner of a vacant parcel on Turkey Hills Road that was cleared for agricultural purposes had recently set up a camper on the site. They were contacted about their violation and have since ceased the activity.

B. Planner Report – Administrative Site Plan Approvals

None.

C. CRCOG Regional Meeting Report

The next CRCOG Regional Meeting is scheduled for September 22, 2022. Due to the conflict with the Commission’s public hearing scheduled for the same evening, Todd Zessin will attend the CRCOG meeting and Charlie Allen will attend the public hearing.

D. Commission’s Opt Out of Accessory Dwelling Unit Provisions of Public Act 21-29

Robin Newton reiterated the reasons for the Commission’s opt out of the ADU provisions of Public Act 21-29. The provisions do not necessarily meet the standards for East Granby’s smaller zoning districts and while the Commission supports the standards of 21-29, the Commission prefers to have the flexibility to adopt regulations that are more appropriate for the local community.

A motion was made by John Welsh and seconded by Thomas Derlinga to opt out of the Accessory Dwelling Unit standards as stated in Public Act 21-29. The votes in favor were unanimous. Motion carried.

NEW BUSINESS

**A. GFI Partners – Site Plan Modification – Application #22-07
7, 11, 15, & 17 Bradley Park Road
(rec'd 09/13/2022)**

Application #22-07 is for a site plan modification that is on the agenda for receipt at this evening's meeting. The applicant will be presenting at the Commission's regular October 11, 2022 meeting and the application has been referred to the Town Engineer for review.

**B. Town of East Granby Planning and Zoning Commission Zone Text Amendment to Include Cannabis Uses in Commerce Park B Zone – Application #22-08
(rec'd 09/13/2022) (h/d 10/11/2022)**

Application #22-08 for the Commission's zone text amendment to include cannabis uses in the Commerce Park B zone has been referred to CRCOG and a public hearing for this application will be held at the October 11, 2022 meeting.

**C. Meadow Street Partners LLP – Zone Change from Commerce Park A to Commerce Park Transitional Zone – Application #22-09
1 Gateway Boulevard
(rec'd 09/13/2022) (h/d 10/11/2022)**

Application #22-09 will also be scheduled for a public hearing at the October 11, 2022 meeting. A clarification was made that this application is for a zone change from Commerce Park A, not the "Industrial Zone" as stated on the agenda.

ADJOURNMENT

A motion was made by Amanda Thompson and seconded by Thomas Derlinga to adjourn the meeting at 7:16 PM. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant