

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

**MINUTES
December 13, 2022**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, December 13, 2022. Members present when Chairman Thomas Derlinga called the meeting to order at 7:00 PM were David Brassard, Charlie Allen, Amanda Thompson, Daniel Velcofsky, and John Welsh and alternate members Mark Ricketts and Todd Zessin. Alternate member Jay Tran arrived at 7:03 PM.

PUBLIC HEARINGS

The legal notice for the three public hearings on the agenda was read.

**A. Application #22-12 - Almost Famous Brewery
Zone Text Amendment - Section IX.K. Craft Café License for Breweries
(rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)**

A motion was made by Daniel Velcofsky and seconded by Amanda Thompson to open the public hearing regarding Application #22-12. The votes in favor were unanimous. Motion carried.

Alternate Jay Tran arrived at 7:03 PM.

Charles “Chip” Glanovsky, co-owner of Almost Famous Brewing Company, discussed his request for a regulation change to allow Craft Café Licenses and Accessory Cafés for breweries. According to Mr. Glanovsky, the addition of a Craft Café License will help to keep his brewery competitive by making additional alcoholic beverage options available to patrons with preferences other than beer. An Accessory Café will provide a solution to the limited operating hours of sometimes unreliable food trucks. Several other local breweries already operate with these provisions in place. Mr. Glanovsky’s regulation change request includes craft wine, craft hard cider, craft hard seltzer, and hard pre-canned mixed drinks. It does not include poured mixed cocktails out of bottles. His Accessory Café will not be a full-service restaurant. It will be subordinate to the brewery operation and will offer items such as pizza, chicken wings, snack foods, and sandwiches from a wood-fired pizza oven, fryolator, and possibly a grill through a walk-up service window.

John Welsh commented that he would like to see brewery regulations that mirror those approved for wineries. Discussion followed that confirmed that the proposed regulation change would make an Accessory Café permissible only for a brewery located in Commerce Park A, not for any other business in that zone. The definition of pre-canned mixed drinks was also discussed.

East Granby resident Tim Brignole spoke in favor of the regulation change. He relayed his experience with food truck inconsistencies and commented that a kitchen will allow Almost Famous to better support catering for events. Further, Mr. Brignole noted that being allowed to sell a variety of beverages will also allow Almost Famous to be competitive with similar establishments in the surrounding communities.

Dave Ziaks with F.A. Hesketh & Associates also spoke in favor of the application. His personal experience with family members in the brewery business has shown him how flexibility is

necessary to remain viable in the industry, especially with new breweries opening soon in neighboring towns with the applicant's requested options likely already in place.

Thomas Derlinga read the CRCOG referral comments into the record.

A motion was made by David Brassard and seconded by John Welsh to close the public hearing regarding Application #22-12. The votes in favor were unanimous. Motion carried.

**B. Application #22-10 - F.A. Hesketh & Associates, Inc.
Zone Text Amendment - Section V.F.4.h. Multi-Family Dwelling Units in VC Zone
(rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)**

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to open the public hearing regarding Application #22-10. The votes in favor were unanimous. Motion carried.

Dave Ziaks, Professional Engineer and President of F.A. Hesketh & Associates, provided a brief history of their building at 6 Creamery Brook. The office building is currently leased by a company that now has most of its employees working from home since the COVID-19 pandemic. With their lease ending on January 1st, if the lease is not renewed, Mr. Ziaks stated that finding a replacement tenant for an office building will be difficult in today's market. He feels that the building would be a great candidate to convert into a residential apartment building, especially considering its location in the Village Center Zone. However, Mr. Ziaks explained that there are a couple of current restrictions in the Village Zone relating to residential housing that would prevent such a conversion. The application seeks to remove the requirement to have ground floor dwelling units in the zone located 50 feet from the front yard setback and to remove the ground floor area multifamily use limitations of 50% and 75% percent. Mr. Ziaks pointed out that under the current regulations, no existing buildings in the Village Center Zone could comply with the 50-foot location requirement and that the required multifamily ratios are simply not practical. According to Mr. Ziaks, removing these two requirements would provide flexibility to existing buildings in the zone and new construction could be considered on a case-by-case basis under special permitting. Mr. Ziaks noted that the application was commended by CRCOG for its efforts to create multifamily development and that Staff commented that it is consistent with the POCD for the Village Center.

Daniel Velcofsky asked if a waiver of these two particular aspects of the regulations could be requested instead of a regulation change. Robin Newton replied that Planning and Zoning Commissions are no longer allowed to grant waivers.

Jay Tran asked about the gross square footage of the building and the number of units being considered. Guy Hesketh, Principal Engineer with F.A. Hesketh & Associates answered that it is about 6,700 SF with two two-car garages that might also be a part of the conversion. Dave Ziaks estimated that eight or nine studio, one-, and two-bedroom units would be created.

Mr. Ziaks and Mr. Hesketh confirmed for David Brassard that the building at 6 Creamery Brook is approximately 35 feet instead of 50 feet from the required location and that the regulation change would apply to all structures in the Village Center Zone. In reply to a question by Charlie Allen about the possibility of the units being condominiums, Mr. Ziaks stated that the units would be market-rate apartments. They also clarified for Mr. Brassard that the current setback requirements for the zone would remain and confirmed for Jay Tran that the main entrances to the units would be at the rear of the building and not on Route 187. The current doors at the front of the building are fire exits.

John Welsh provided the history of the development of the mixed-use regulations in the Village Center Zone, indicating that the intent was to keep residential use away from the State highway and roadways. Mr. Welsh stated that because of safety concerns, he is not in favor of eliminating the 50-foot requirement from the setback.

Thomas Derlinga read the CRCOG referral comments into the record.

A motion was made by John Welsh and seconded by Daniel Velcofsky to close the public hearing regarding Application #22-10. The votes in favor were unanimous. Motion carried.

C. Application #22-11 - Brignole Farms, LLC
Zone Change from PRD to VC - 13 Turkey Hills Road
(rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

A motion was made by Amanda Thompson and seconded by Thomas Derlinga to open the public hearing regarding Application #22-11. The votes in favor were unanimous. Motion carried.

Tim Brignole discussed his zone change application for his property at 13 Turkey Hills Road. The parcel, situated in a prominent position across from the Town complex, has public water and sewer available, which Mr. Brignole noted is a requirement within the Village Center Zone, as well as a driveway aligned with the current traffic light at the intersection of Route 20 and Center Street. Mr. Brignole stated that previous plans discussed about five years ago with the Town for development of the property were deemed too aggressive. Mr. Brignole intends to make a new application with the Army Corps of Engineers regarding some of the wetlands on the property and would like to develop a commercial, retail, and potentially multi-family dwelling concept on that parcel that would fit a village center look.

John Welsh noted that if the zone change was approved, any mixed-use development would result in a separate discussion.

Tim Brignole confirmed that the parcel is a little over 13 acres with about nine to ten buildable acres. Drainage from Peak Mountain Drive runs into the property and a mound through the property remains from the railroad that used to run through the area. Mr. Brignole indicated that the PRD Zone will not support the type of residential component that would be ideal for a village center location and could bring people and businesses together.

Jay Tran and Robin Newton commented on the Village Center study being conducted by Goman+York and indicated that the firm is advising that this area should be incorporated into the Village Center Zone as it will provide continuity to both sides of the street in the center of town.

Charlie Allen asked about the status of Mr. Brignole's previous application to the Army Corps of Engineers for the property and Mr. Brignole answered that approval was granted.

Dave Ziaks of F.A. Hesketh & Associates spoke in favor of the application.

A motion was made by John Welsh and seconded by Daniel Velcofsky to close the public hearing regarding Application #22-11. The votes in favor were unanimous. Motion carried.

PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

A motion was made by David Brassard and seconded by Charlie Allen to take the agenda out of order and move to Old Business, Items D, E, and F. The votes in favor were unanimous. Motion carried.

OLD BUSINESS

D. Application #22-10 - F.A. Hesketh & Associates, Inc. Zone Text Amendment - Section V.F.4.h. Multi-Family Dwelling Units in VC Zone (rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

A motion was made by John Welsh and seconded by Thomas Derlinga to approve Application #22-10 by F.A. Hesketh & Associates, Inc. for a Zone Text Amendment, Section V.F.4.h. Multi-Family Dwelling Units in the Village Center Zone. John Welsh abstained. The remaining votes were in favor. Motion carried.

E. Application #22-11 - Brignole Farms, LLC Zone Change from PRD to VC - 13 Turkey Hills Road (rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

A motion was made by John Welsh and seconded by David Brassard to approve Application #22-11 by Brignole Farms, LLC for a Zone Change from PRD to Village Center for property at 13 Turkey Hills Road.

John Welsh commented that he is supportive of extending the Village Center and is confident that the special permit process will address concerns that anybody might have.

Votes in favor were unanimous. Motion carried.

F. Application #22-12 - Almost Famous Brewery Zone Text Amendment - Section IX.K. Craft Café License for Breweries (rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

A motion was made by John Welsh to approve Application #22-12 by Almost Famous Brewery for a Zone Text Amendment, Section IX.K. Craft Café License for Breweries.

John Welsh suggested it would be beneficial to limit the breadth of canned drinks available or perhaps require a submission to Staff of those served since all types of alcohol are now available as canned products. Todd Zessin questioned whether the canned hard alcohol would have to be Connecticut made. Robin Newton replied that the regulation was not written with that stipulation. Amanda Thompson commented that she would like to see the language for the vineyard and brewery regulations be consistent with one another.

John Welsh withdrew his motion and made a new motion to approve Application #22-12 by Almost Famous Brewery for a Zone Text Amendment, Section IX.K. Craft Café License for Breweries with the stipulation that the applicant submit to Staff a list of proposed canned alcoholic

beverages for consumption on the premises. The motion was seconded by Charlie Allen. Votes in favor were unanimous. Motion carried.

John Welsh and Jay Tran left the meeting at 8:22 PM. Thomas Derlinga called for a brief recess at 8:22 PM.

Thomas Derlinga called the meeting back to order at 8:25 PM and proceeded with agenda items in the order originally listed for the meeting.

INFORMAL DISCUSSION WITH APPLICANTS

A. 10 Connecticut South Drive – Informal Discussion regarding the Applicability of Including Self Storage Facilities under Section V.B.5.i “Other Similar Uses” as a Warehouse Use

Dave Ziaks of F.A. Hesketh & Associates introduced a project by a client for a 3.87-acre parcel on Connecticut South Drive in the Commerce Park A Zone. The proposal is for a self-storage facility with nine standalone buildings ranging from 1,800 SF to a little over 5,000 SF for a total of 34,000 SF of storage on the site. A small office is included in the front building. The project went before the Wetlands Commission last Wednesday night and will return in January to address comments from the Town Engineer. There are no direct impacts to wetlands and there is no outdoor storage included in the plan. Mr. Ziaks indicated that he was appearing before the Commission tonight because the self-storage use is not specifically listed in the Planning and Zoning regulations for the Commerce Park A Zone, although it is similar to the warehouse use allowed in the zone as a storage use fully enclosed within buildings.

Robin Newton noted that the self-storage use is specifically included in the regulations for Commerce Park B, but it is not mentioned for Commerce Park A. Although the language about similar permitted uses could apply, Ms. Newton considered that perhaps the use was intentionally left out of Commerce Park A and felt that seeking the Commission’s opinion on the matter would be beneficial prior to the submission of an application.

The general consensus of the Commission was that there was no specific intent by the Commission to omit self-storage from Commerce Park A and that such a use would fall under the similar use category of warehousing.

MINUTES

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to approve the minutes of the October 11, 2022 meeting as submitted. The votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- IWWC Minutes – September 7, 2022 & November 2, 2022
- Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter – Fall 2022

OLD BUSINESS

A. Zoning Enforcement Report

None.

B. Planner Report – Administrative Site Plan Approvals

None.

C. CRCOG Regional Meeting Report

Charlie Allen reported that CRCOG is establishing the Resilient Connecticut 2.0 Program with funding available to towns for flood control and wildfire control. Meeting dates for 2023 will be March 16, June 15, September 21, and November 16.

D. Application #22-10 – F.A. Hesketh & Associates, Inc. Zone Text Amendment – Section V.F.4.h. Multi-Family Dwelling Units in VC Zone (rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

See above.

E. Application #22-11 – Brignole Farms, LLC Zone Change from PRD to VC – 13 Turkey Hills Road (rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

See above.

F. Application #22-12 – Almost Famous Brewery Zone Text Amendment – Section IX.K. Craft Café License for Breweries (rec'd 11/08/2022) (h/d 12/13/2022) (d/d 02/16/2023)

See above.

NEW BUSINESS

A. 2023 Meeting Dates

A motion was made by Daniel Velcofsky and seconded by Charlie Allen to approve the dates for the 2023 Planning and Zoning Commission meetings as submitted. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Amanda Thompson and seconded by Thomas Derlinga to adjourn the meeting at 8:39 PM. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant