

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

**MINUTES
January 9, 2024**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, January 9, 2024. Members present when Chairman Thomas Derlinga called the meeting to order at 7:00 PM were David Brassard, Brian O'Connor, and John Welsh and alternate member Todd Zessin. Alternate member Austin Gelinas attended online. Mr. Gelinas voted in place of Daniel Velcofsky and Todd Zessin voted in place of Charlie Allen.

A motion was made by Thomas Derlinga and seconded by Todd Zessin to amend the agenda to include under New Business as item 7A the appointment of a new Commission member to replace resigning member Charlie Allen. Votes in favor were unanimous. Motion carried.

PUBLIC HEARINGS

**A. Application #23-13 – Meadow Street Partners LLP – Zone Text Amendment
Section V.D.2., Drive-Thrus in CPT Zone for Parcels on State Highway
(rec'd. 11/14/2023) (h/d 01/09/2024) (d/d 03/14/2024)**

The legal notice for the public hearing was read.

A motion was made by Todd Zessin and seconded by John Welsh to open the public hearing for Application #23-13. Votes in favor were unanimous. Motion carried.

Tim Coon, professional engineer with J.R. Rousseau & Associates, represented the applicant, Meadow Street Partners LLP, who are requesting a text amendment to allow drive-thru establishments as a permitted use in the Commerce Park Transition Zone for properties with frontage on a state highway. Ken Vincunas of Meadow Street Partners and part owner of three parcels on Route 20 that would be affected by this text amendment discussed his thoughts on creating a cohesive hub of commerce for those parcels with the inclusion of drive-thru establishments.

Several residents of East Granby spoke against the text amendment, citing concerns about increased traffic on Route 20 and the additional congestion that drive-thru establishments could potentially cause. Many noted fast food restaurants are already in close proximity for commuters in Windsor Locks.

The public hearing for Application #23-13 was continued to the Commission's next regular meeting on February 13, 2024.

**B. Application #23-15 – Jonesers Express Transportation – Special Permit for
40,000 SF Warehouse & Distribution Facility and Outdoor Trailer Parking, Russell Road
(rec'd. 11/14/2023) (h/d 01/09/2024) (d/d 03/14/2024)**

The legal notice for the public hearing was read.

A motion was made by David Brassard and seconded by Todd Zessin to open the public hearing for Application #23-15. Votes in favor were unanimous. Motion carried.

Dave Ziaks, professional engineer with F.A. Hesketh & Associates, represented applicant Jonesers Express Transportation and discussed plans for the construction of a 40,000 SF warehouse with office and mezzanine space to be located at the corner of Russell Road and East Street. Recommendations received in response to

the informal presentation given at a previous Commission meeting were incorporated into the plans presented, including the placement of truck activity to the east of the site. Scott Hesketh, professional engineer with F.A. Hesketh & Associates, reviewed his traffic impact report for the application, which included traffic volume counts for East Street and Russell Road.

Several members of the public, many from the East Street, Crystal Drive, and Harvest Lane areas, spoke against the application. Common concerns were the effects of increased truck traffic, noise, and the visual impact of a warehouse abutting a residential area.

The public hearing for Application #23-15 was continued to the Commission's next regular meeting on February 13, 2024.

**C. Application #23-16 – East Granby Planning & Zoning Commission – Zone Text Amendment
Section V.F.4., Height & Area Regulations in VC Zone
(rec'd. 12/12/2023) (h/d 01/09/2024) (d/d 03/14/2024)**

Robin Newton, Director of Planning & Economic Development, explained that during the Commission's recent regulation update, maximum building heights for the Village Center Zone nodes were changed, but maximum stories were not adjusted to match. Application #23-16 is a text amendment to correct this accidental oversight.

One member of the public opposed the changes to both the maximum heights and stories.

The public hearing for Application #23-16 was closed at 9:23 PM.

PUBLIC COMMENT ON NON-AGENDA ITEMS – None.

MINUTES

Approval of the November 14, 2023 meeting minutes was tabled as there were not enough attendees of that meeting present to take a vote.

COMMUNICATIONS

- Letter of Resignation from Commission Member Charlie Allen
- RTC Recommendation of Jay Tran to replace Charlie Allen
- Inland Wetlands/Conservation Commission Minutes – January 3, 2024

OLD BUSINESS

A. Zoning Enforcement Report – None.

B. Planner Report – Administrative Site Plan Approvals – None.

C. CRCOG Regional Meeting Report (last meeting 11/16/2023, next meeting 03/21/2024) – None.

**D. Application #23-13 – Meadow Street Partners LLP – Zone Text Amendment
Section V.D.2., Drive-Thrus in CPT Zone for Parcels on State Highway
(rec'd. 11/14/2023) (h/d 01/09/2024) (d/d 03/14/2024)**

The public hearing for Application #23-13 was continued to the Commission's next regular meeting on February 13, 2024.

E. Application #23-15 – Jonesers Express Transportation – Special Permit for 40,000 SF Warehouse & Distribution Facility and Outdoor Trailer Parking, Russell Road (rec'd. 11/14/2023) (h/d 01/09/2024) (d/d 03/14/2024)

The public hearing for Application #23-15 was continued to the Commission's next regular meeting on February 13, 2024.

F. Application #23-16 – East Granby Planning & Zoning Commission – Zone Text Amendment Section V.F.4., Height & Area Regulations in VC Zone (rec'd. 12/12/2023) (h/d 01/09/2024) (d/d 03/14/2024)

A motion was made by David Brassard and seconded by Thomas Derlinga to approve Application #23-16 by the East Granby Planning & Zoning Commission for a Zone Text Amendment, Section V.F.4., Height & Area Regulations in Village Center Zone. Votes in favor were unanimous. Motion carried.

NEW BUSINESS

A. Commission Member Appointment

A motion was made by John Welsh and seconded by Thomas Derlinga to nominate Jay Tran to replace resigning Commission member Charlie Allen as recommended by the Republican Town Committee. Votes in favor of the appointment were unanimous. Motion carried.

ADJOURNMENT

A motion was made by John Welsh and seconded by Thomas Derlinga to adjourn the meeting at 9:28 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Laura Hall
Building & Land Use Administrative Assistant