

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

**MINUTES
February 20, 2024**

A special meeting of the East Granby Planning & Zoning Commission was held on Tuesday, February 20, 2024. Members present when Chairman Thomas Derlinga called the meeting to order at 7:36 PM were David Brassard, Brian O'Connor, Jay Tran, Daniel Velcofsky, and John Welsh and alternate members Austin Gelinis and Brian Kleinman.

PUBLIC HEARING CONTINUATION

A. 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)

Dave Ziaks from F.A. Hesketh & Associates was present to provide updates from the previous public hearing. Mr. Ziaks read into the record the applicant's responses to questions from the previous meeting and went over the changes to the tractor trailer entrance and exit off Russell Road and the changes that were made to force a right hand turn onto Russell Avenue when leaving the site.

Mr. Ziaks also recapped that this application had a unanimous wetlands approval, had reviewed the 9 special permit criteria as found in the regulations and how they comply and responded to the questions that were received from the public at the previous meeting.

With no comment from the public, Daniel Velcofsky made a motion to close the public hearing. Thomas Derlinga seconded the motion. Motion carried unanimously. Public hearing closed at 7:52 p.m.

B. Application #24-01-Ronald Hunt-Text Amendment to Section IV.E.3 Accessory Uses in an Agricultural Zoning District to allow for the Sale of Mulch, Stone and Topsoil.

Daniel Velcofsky made a motion to open the public hearing. Thomas Derlinga seconded the motion. Motion carried unanimously. Public hearing opened at 7:53.

Chairman Derlinga read the legal notice into the record.

Attorney Allan Rothenberg was present to represent the application Ron Hunt for the text amendment and gave an overview of the text amendment and the considerations they reviewed when drafting the proposal. Attorney Rothenberg reviewed the restrictions, the number of bins allowed, distance between these uses and other restrictions.

Commissioner Velcofsky asked why no shrubs/trees? Attorney Rothenberg indicated that was not part of the proposal and they were trying to be as specific as possible when drafting this language.

Commissioner Welsh asked about the 5-mile distance and if that would be spot zoning in the sense that no other parcel would be allowed to do this activity based on this distance. Town Planner Newton pulled up the GIS and looked at the areas zoned agriculture and indicated that would not be the case.

A conversation ensued as to how this would be considered an agricultural product that is "produced or manufactured locally".

At this time the Commission opened the hearing for public comment:

Jason Lyman of Spoonville Road gave a brief description of how much is produced and that there are plenty of

places to buy locally in the state. Mr. Lyman indicated that Mr. Hunt has done a great job with cleaning up the property and this would be a great opportunity for him to provide these products locally.

Town Planner Newton read numerous emails in support of the text amendment into the record.

With no further comment, Dan Velcofsky made a motion to close the public hearing. Brian O’Conner seconded the motion. Motion carried unanimously. Public hearing closed at 8:15 p.m.

PUBLIC COMMENT ON NON-AGENDA ITEMS – None.

MINUTES

John Welsch made a motion to approve the minutes of the January 9, 2024, meeting as written. Thomas Derlinga seconded the motion. Motion carried with Jay Tran abstaining.

COMMUNICATIONS

None

OLD BUSINESS

A. Zoning Enforcement Report – None.

B. Planner Report – Administrative Site Plan Approvals – Town Planner Newton discussed a change to a proposed road to a private driveway on Petersen Road for two lots that are part of a previous subdivision. Ms. Newton explained that the Certificate of Occupancies are being held up on these properties due to the road versus driveway issue and that Staff has been working with the developer and future property owners to address the issue. Ms. Newton asked if the Commission was ok with her and the Town Engineer approving a change from the road to a shared driveway with appropriate drainage reviewed and approved. The Commission indicated they were ok with this.

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

D. 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)

John Welsh made a motion to approve application #23-15 of Jonesers Express Transportation for a special permit to permit the construction of a 40,000 square foot warehouse and distribution facility with outdoor storage. Brian O’Conner second the motion.

During discussion Chairman Derlinga expressed that the area has been zoned industrial for many years and the owners have property rights associated with the zoning designation of the property. He also felt that the applicant took feedback and designed the site based on the original information discussion that they had with the Commission.

Commissioner Welsch said the applicant had made good faith efforts with the design and with the modification to assist with truck traffic going down Russell Road.

Town Planner Newton asked the Commission to amend their motion to include the conditions of approval as stated in her memo. Commissioner Welsh made an amendment to the original motion to include the conditions of approval #1-7 as stated in the Town Planner’s Memorandum. Dan Velcofsky seconded the amendment.

Vote on amendment and original motion. 5-1 with Brian O’Conner opposed. Motion carried.

F. Application #24-01-Ronald Hunt-Text Amendment to Section IV.E.3 Accessory Uses in an Agricultural Zoning District to allow for the Sale of Mulch, Stone and Topsoil.

A motion was made by Jay Tran and seconded by Dan Velcofsky to approve Application #24-01-Ronald Hunt-Text Amendment to Section IV.E.3 Accessory Uses in an Agricultural Zoning District to allow for the Sale of Mulch, Stone and Topsoil. Jay Tran stated he felt it meets the general aspects of Agriculture. Commissioner Welsh indicated that he wasn't comfortable at first discussion with the use and felt it to be more commercial in an agriculture zoning district. However, he is comfortable with the way the text amendment was written and the restrictions that are in place. Votes in favor were unanimous. Motion carried.

NEW BUSINESS-None

ADJOURNMENT

A motion was made by John Welsh and seconded by Thomas Derlinga to adjourn the meeting at 8:30 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Robin Newton, AICP, CZEO
Town Planner