

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

MINUTES

**Tuesday, March 12, 2024
Regular Meeting**

A regular meeting of the East Granby Planning & Zoning Commission was held on Tuesday, March 12, 2024. Members present when Chairman Thomas Derlinga called the meeting to order at 7:00 PM were David Brassard, Brian O'Connor, Jay Tran, Dan Velcofsky and John Welsh. Also, present alternate member Austin Gelinias, Brian Kleinman. Alternate Todd Zessin was absent.

Election of Officers:

A motion was made by John Welsh and seconded by Dan Velcofsky to appoint Thomas Derlinga as Chairman. John Welsh made a motion to close nominations. Dan Velcofsky seconded, motion to close nominations carried unanimously. Motion to appoint Thomas Derlinga as Chairman carried unanimously.

Thomas Derlinga made a motion to nominate Jay Tran as Vice Chairman, John Welsh made a motion to nominate Dan Velcofsky, seconded by Brian O'Connor, Dan Velcofsky declined the nomination. John Welsh withdrew his motion. Thomas Derlinga made a motion to close nominations, seconded by Dan Velcofsky, motion to close nominations passed unanimously. Original Motion to appoint Jay Tran as Vice Chairman passed unanimously.

John Welsh made a motion to appoint David Brassard as Secretary, Thomas Derlinga seconded the motion. John Welsh made a motion to close nominations, seconded by Thomas Derlinga. Motion to close nominations passed unanimously. Original motion to appoint David Brassard as Secretary passed unanimously.

Public Hearing:

7:06 pm - A motion was made by Thomas Derlinga to open the public hearing on Application #24-02, Rainbow Development, LLC for a text amendment to section V.D.2.f of the East Granby Regulations to allow for Drive-thru establishments Type A and B in the Commerce Park Transitional Zone. Motion seconded by Dave Brassard. Motion carried unanimously.

Chairman Derlinga read public notice for Application #24-02.

Attorney Carl Landolina, of Fahey & Landolina Attorneys, LLC, presented on behalf of his clients, Rainbow Development, LLC. Attorney Landolina provided handouts to commission outlining references to the Village Center and the Commerce Park Transitional Zone; minutes from PZC meetings dated February 13, 2020 & July 28, 2020, POCD pages 28-35. Robin Newton, Town Planner, read the CRCOG report dated March 1, 2024.

Public Comment: Paul Thulen, of the Economic Development Commission, spoke on behalf of the commission as this was brought up at the last meeting, relating that the majority of the commission liked the project but it was not unanimous. The primary concerns being the similar property across the street has 10 acres and could potentially house 2 additional drive thrus and become a fast food “cluster.”

Amanda Lindberg of Sanford Ridge stated she has no objection to fast food restaurants but does object to drive thrus.

The Commission and the applicant reviewed the language of proposed text amendment. The discussion included what is a service window, the distance from a serving window and where does that start, residential building versus zone, and separating distances.

8:34 pm David Brassard made a motion to close the public hearing, seconded by Chairman Derlinga, carried unanimously.

Dan Velcofsky made a motion to approve Application #24-02, Rainbow Development for text amendment to Section V.D.5.f of the regulations with changes discussed during the public hearing, Jay Tran seconded. Thomas Derlinga, Jay Tran & David Brassard -yays; John Welsh, Dan Velcofsky & Brian O’Connor nays. Motion failed.

Public Comment on Non-Agenda Items

None

Minutes from 2.20.2024

Chairman Derlinga made a motion to approve the minutes from meeting dated February 20, 2024. Seconded by Dan Velcofsky, passed unanimously.

Communications

None

Old Business

- A. Zoning enforcement report – None
- B. Planner report – None
- C. CRCOG Regional Meeting Report – None

New Business

Austin Gelinas volunteered for appointment to CRCOG to represent East Granby for the Regional Meetings.

Adjournment

Chairman Thomas Derlinga made a motion to adjourn the meeting, Jay Tran seconded the motion. Motion carried unanimously. Meeting adjourned at 8:56 p.m.

Dated in East Granby, Connecticut this 15th day of March 2024

Michele Leadbeater

Building & Land Use Administrative Assistant