

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

**MINUTES**

**Tuesday, June 11, 2024**

**Regular Meeting**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, June 11, 2024.

Members present when Chairman Thomas Derlinga called to order at 7:01pm, Jay Tran, David Brassard, John Welsh, Brian O'Connor and alternates: Austin Gelinas & Todd Zessin. Members absent: Dan Velcofsky and alternate Brian Kleinman.

- 1. CALL TO ORDER ~7:01 pm**
- 2. Chairman Derlinga read the legal notice for Application #24-05 into the record.**

**Chairman Derlinga made a motion to open the public hearing @ 7:02 pm, David Brassard seconded the motion, votes in favor were unanimous, motion carried.**

**Application #24-05** – Sweat Equity, LLC – Text Amendment to section V.D.2 of EG Regulations to allow permitted use for Indoor Sports Facility & Self Storage facility David Ziaks from Hesketh Associates represented Sweat Equity, LLC. Sweat Equity would like the text amendment to support the possibility of an indoor sports facility in the area on Russell Road/East Street. It would be a multi-purpose facility with fields, ice rink, multiple uses for sports and recreation. Consideration of a self-storage facility in the same area.

Commission comments and questions: John Welsh expressed there should be minimum acreage and appropriate setbacks, Chairman Derlinga stated the tentative location had these minimum requirements.

**7:10 pm~Public Comment~none**

Town Planner Robin Newton read the staff report into the record. Recreational facilities are allowed but are specifically worded towards Town recreational uses. Self-storage is similar to a warehouse use but is less intrusive.

CRCOG referral had no issues with change to regulations.

The Commission had more discussion on not wanting this on State Highway. Applicants are ok with this change and will accept those conditions.

**7:24 pm~Brian O'Connor made a motion to close the public hearing, Chairman Derlinga seconded the motion, votes in favor were unanimous, motion carried.**

- 3. Chairman Derlinga read the legal notice for Application #24-06. Brian O'Connor made a motion to open the public hearing @ 7:26 pm, Todd Zessin seconded the motion, votes in favor were unanimous, motion carried.**

**Application #24-06** - KSFR East Granby Owner, LLC -Special permit/Site plan approval (former EG Meadows) Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle

**David Ziaks for Hesketh Associates presented or the applicant.** This is the plan for 48 single family stand alone, 3 & 4 bedroom homes. Combined parcel with Bramble Bush for a total of 54.94 acres. All utilities are already in place. Regulations require 408 parking spaces, and the plan proposes 468 with 28 EV spaces. All zoning requirements have been met. It will share the amenities, internal sidewalks and frontage with Bramble Bush development. IWWC approved May 1, 2024. Very extensive landscaping plan with dedicated conservation area. All conditions from the town engineer and town planner have been addressed.

**Comments from Commission:** Chairman Derlinga stated there is no change from the original plan. David Brassard asked if it is common ownership, yes, owners will maintain grounds and homes. This will be an all-rental project. Chairman Derlinga mentioned this will be taxed as a corporation, not individual residences. John Welsh expressed concern on egress, ingress to East Street. There will be a conventional stop sign. Jay Tran asked about handicap accessible units. There are several that will have first floor primary bedrooms and can be altered easily for handicap accessibility.

**7:44 pm~Public Comment~none**

Town Planner Robin Newton read the staff report into the record. Phase 2 is exactly the same as the previously approved plans by the previous developer with some minor updates to drainage and sedimentation. This was previously approved; this is appropriate for the site and the zoning district and meets all the special permit conditions as required by the Regulations.

**7:47 pm~David Brassard made a motion to close the public hearing, Jay Tran seconded the motion, votes in favor were unanimous, motion carried.**

- 4. Chairman Derlinga read the legal notice for Application #24-07. Brian O'Connor made a motion to open the public hearing @ 7:48 pm, Chairman Derlinga seconded the motion, votes in favor were unanimous, motion carried.**

**Application #24-07** – Rainbow Development, LLC – Text Amendment to section V.D.2.f & V.D.5.f of EG Regulations to allow for drive-thru establishments

Carl Landolina spoke on behalf of his client, Rainbow Development, requesting that Brian O'Connor recuse himself from this hearing. There was some discussion on this and after a short recess and some deliberation Brian O'Connor recused himself.

**8:02 pm** back in session: Chairman Derlinga asked alternate member Austin Gelinas to sit in, he agreed.

Carl Landolina presented text amendment to Section V.D.2.f to read as follows:  
f. Retail and Personal Service establishments (Including Drive-thru establishments, Type B on parcels with frontage on a State Highway)  
Section V.D.5.f: allow special permit for Type A food establishments. Some changes made were:

1. Minimum of 5 acres
2. No more than 1 per 5 acres, to consider a maximum on larger parcels
3. 25% of total ground floor square footage of other buildings. If stand alone and first occupancy, no 2<sup>nd</sup> would be allowed until other retail establishment are in place.
4. Service window-600' to next building

5. 250' from residential zone
6. Service window at rear
7. Queuing line, no double lanes
8. Service queue lane not less than 100'
9. No outside audio, except for service speaker
10. No visibility issues or emergency service issues

Commission comments: John Welsh asked to see the concept plan. Matt Whitmer presented a design for Rainbow Road (Rte20) and Gateway, shown with bank, fast food restaurant, casual dining on a 5-acre lot. John still had concerns re: larger parcels, should be limited to a max number per parcel. John Welsh suggested 2 maximum.

### **8:33 pm~Public Comment~**

Paul Thulen expressed concerns on timing of possible build. Is it possible that all that is built is a fast-food restaurant and the concept plan for more development falls by the wayside? Responses were that it is always a possibility but hopes that this would be the anchor of this development. Should attract perspective businesses.

Paul Thulen, speaking on behalf of the Economic Development Commission, expressed the commission's agreement that this is a beneficial prospect to have this larger complex leading into the Village Center plan.

Paul Oliva questioned the numbers of drive-thru establishments per parcel. Chairman Derlinga -max of 3 is suggested.

Town Planner Robin Newton read the staff review into the record. PZC can set hours of operation. A discussion of serving window versus payment window took place and it was determined that language did not need to be added for the payment window.

CRCOG referral stated idling of vehicles concern but no regional impact.

**8:48 pm~David Brassard made a motion to close the public hearing, Chairman Derlinga seconded the motion, votes in favor were unanimous, motion carried.**

**8:49 pm ~Brian O'Connor returned to table as member.**

5. **Robin Newton read the legal notice for Application #24-08. David Brassard made a motion to open the public hearing @ 8:51 pm, Chairman Derlinga seconded the motion, votes in favor were unanimous, motion carried.**

**Application #24-08** – Galasso Materials, LLC -5-year renewal of existing quarry special permit and increase excavation depth within the 2014 quarry expansion area from elevation 252 to elevation 210.

**Craig Timpson represented Galasso Materials.**

The quarry has been running for 75 years, formerly Roncari and then Tilcon. They come before PZC every 5 years to renew their quarry special permit. This year they are requesting a change to increase excavation depth from 252 to 210. They continue to abide by all wetlands remediation plans and keep with their special permit requests. Craig described how the quarry mines the rock on what is called "benches" much like a shelf and provided photos of what the quarry floor and mining

area look like. John Welsh commented that he has been on the commission for several renewals in the past, Galasso is always available to answer and address questions and has proven to be a good neighbor in our community.

**9:21 pm~Public Comment~none**

Town Planner Robin Newton stated regulations for 5-year renewal calls for a report from a certified engineer that the excavation conforms with the approved plan and a new site with projected plans, which we have in the record. Town Engineer Tom Grimaldi & Robin started meeting with them in April. Restoration plan from 2014 has been made part of this record. They have met all the comments of the town engineer & planner and have recommended conditions of approval.

**9:24 pm~Jay Tran made a motion to close the public hearing, Brian O'Connor seconded the motion, votes in favor were unanimous, motion carried.**

**6. PUBLIC COMMENT ON NON-AGENDA ITEMS**

Paul Oliva commented that Granby Planning & Zoning had meeting with the solar farm that will be in part on East Granby land and wondered about any information we have on this project. Town Planner Robin Newton replied that they planned on meeting with Granby first and we should be hearing from them soon. This will be on the Monrovia properties, and they will be conducting public presentations.

7. **MINUTES** – John Welsh made a motion to accept the minutes from March 12, 2024, Chairman Derlinga seconded the motion, votes in favor were Jay Tran, Austin Gelinias, Brian O'Connor & David Brassard, Todd Zessin abstained as he was not in attendance at the March meeting, motion carried.

**8. COMMUNICATIONS**

Commissioner Bias & Predisposition ~ packet for informational purposes

**9. OLD BUSINESS ~ none**

**10. NEW BUSINESS**

**9:33 pm**

John Welsh made a motion to approve **Application #24-05** – Sweat Equity, LLC – Text Amendment to section V.D.2 of EG Regulations to allow permitted use for Indoor Sports Facility & Self Storage facility subject to not being on a State Highway. Brian O'Connor seconded the motion, votes in favor were unanimous, motion carried

**9:34 pm**

David Brassard made a motion to approve **Application #24-06-K** SFR East Granby Owner, LLC -Special permit/Site plan approval (former EG Meadows) Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle with conditions from town planner & town engineer, Jay Tran seconded the motion, votes in favor were unanimous, motion carried.

**9:38 pm**

Chairman Derlinga made the motion to approve **Application #24-07** text amendment to section V.D.5.f., Type A drive-thru establishments with conditions, Jay Tran seconded the motion, additional votes in favor were David Brassard and Todd Zessin, votes opposed were John Welsh & Austin Gelinias. Motion carried. Jay Tran made a motion to approve section V.D.2.f to include Type B drive thru establishments, John Welsh seconded that motion, votes in favor were unanimous, motion carried.

**9:42 pm**

Todd Zessin made a motion to approve **Application #24-08** – Galasso Materials, LLC -5-year renewal of existing quarry special permit and increase excavation depth within the 2014 quarry expansion area from elevation 252 to elevation 210 with conditions from town planner and town engineer. David Brassard seconded that motion, votes in favor were unanimous, motion carried.

**9:44 pm**

**Application #24-09** – Russell Road Associates, LLC – Site plan modification to construct new industrial building.

TJ Barresi presented on behalf of Russell Road Associates.

The proposal is to construct the last of three industrial buildings proposed for this site, the first was built in 2005 and the second in 2019. This would be on the south & west side. Existing facility has access off Russell Road, this will be in the rear of existing facility. Building will be 90' X 90', 1800 square feet. Town engineer has reviewed and provided conditions. FVHD gave their approval and IWWC gave approval on June 5. The applicant has addressed town planner and engineer comments & conditions.

**9:51 pm**

John Welsh made a motion to approve **Application #24-09** – Russell Road Associates, LLC – Site plan modification to construct new industrial building with conditions. Chairman Derlinga seconded that motion, votes in favor were unanimous, motion carried.

**11. ADJOURNMENT~ 9:53 pm**~Jay Tran made a motion to adjourn, Chairman Derlinga seconded the motion, votes in favor were unanimous, motion carried.

**Respectfully submitted,**

**Michele Leadbeater  
Building & Land Use Administrative Assistant**