

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, July 9, 2024

ZOOM meeting

MINUTES

1. Call to Order: 7:00 pm, Members present when Chairman Thomas Derlinga called to order Brian O'Connor, Jay Tran, John Welsh and alternate: Austin Gelinas. Members absent: Dan Velcofsky, David Brassard and alternates Brian Kleinman & Todd Zessin (David Brassard joined the ZOOM at 7:18 pm).
2. Public Comment on Non-Agenda Items: none
3. Minutes: June 11, 2024: motion was made by Jay Tran to approve, seconded by Chairman Derlinga, votes in favor were unanimous, motion carried.
4. Communications
 - A. Zoning Enforcement Report: none this month
 - B. Planner Report: none
 - C. CRCOG Regional Meeting Report: Austin Gelinas has attended these meetings, no updates
5. Old Business: none
6. New Business:

Informal Presentation:

Corbett Land Strategies, request for consideration of text amendment for property located at 3 International Drive at the southeast corner of Rainbow Rd & International Drive. Property is currently used as commercial parking area for Bradley International Airport. Client looking to introduce "truck parking" and "self-storage" to this property currently zoned as Business (B) Zone.

Nick Woods and Carey Chow presented a proposal for tractor trailer parking and a self-storage facility in the location of current Z Parking, 3 International Drive and frontage on Route 20 within the Business Zone.

The plan presented would include approximately 53 tractor trailer parking spaces and a self-storage facility of 130 units towards the Larch Drive side of the property. They asked for comments and feedback from the commission.

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Chairman Derlinga asked if property is currently for sale and are they looking to purchase it?

Property is currently for sale, but Carey stated that they are part owners of the parcel. Carey also stated they have already been in touch with several groups including Amazon with an interest in utilizing this as “off-airport” parking.

The commission questioned whether this would be long term parking for days to months? Yes, parking for nearby distribution centers.

Carey said other airports have similar off airport parking, Nashville, Denver.

Chairman Derlinga stated this is the “Entry to East Granby” and would they be opposed to screening the parking lot with fencing or vegetation?

Nick said they would take that into consideration.

John Welsh commented that this appears to be parking out to Rainbow Road (Route 20) in the concept plan. Nick said access would be on International Drive only. John stated we also need to take into consideration that allowing a text amendment would open this type of use to all business zoned properties in town.

Jay Tran stated we don’t want trucks as billboards on Route 20 as we drive into town.

A general concern was having this right on the state highway as the entrance to town. A setback on state highway would need to be included.

Nick questioned if there is an option for temporary use? Robin Newton stated that temporary uses are not something we are looking for.

Robin stated the setback and landscaping proposal should be language included to consider for a text amendment and consideration given to the architectural design of the self-storage building.

Nick & Carey both felt this input was helpful and will take what they’ve heard into consideration to come back with an amendment proposal.

7. Adjournment: 7:37 pm, John Welsh made a motion to adjourn, Chairman Derlinga seconded that motion.