

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, September 10, 2024

Regular/Hybrid meeting

MINUTES

1. **Call to Order:** 7:02 pm, Members present when Chairman Thomas Derlinga called to order Jay Tran, John Welsh, David Brassard, alternates Brian Kleinman & Todd Zessin. Members absent: Brian O'Connor & alternate Austin Gelinias. Also present was Town Planner Robin Newton.
2. **Public Comment on Non-Agenda Items:** none
3. **Minutes:** July 9, 2024: motion was made by David Brassard to approve, seconded by John Welsh, votes in favor were Chairman Derlinga, John Welsh, David Brassard, Jay Tran & Brian Kleinman, Todd Zessin abstained, motion carried.
4. **Communications:**
 - A. Zoning Enforcement Report: none this month
 - B. Planner Report: none
 - C. CRCOG Regional Meeting Report: no updates
 - D. Letter of resignation from the commission from Dan Velcofsky was received. John Welsh publicly thanked Dan for his many years of service, since 2004, not only on Planning & Zoning but also Board of Selectmen. East Granby is lucky to have had Dan serve all these years. All members expressed their gratitude.
5. **Old Business:** none
6. **New Business:**
 - a. **Informal Presentation:**

David Ziaks from FA Hesketh & Associates presented for his client, Indus Realty, LLC, with a proposal for consideration of a zone change of property located at the town line on Seymour Road. The parcel in consideration is 36+ acres, currently zoned R30. To its east in Windsor is a currently approved warehouse space. Mr. Ziaks expressed that it doesn't appear to be much interest in the land being utilized as R30 as the utilities are thousands of feet away from this parcel and would impose a great expense to move them. They would like the commission to consider a change to the Commerce Park Transitional Zone which would allow for a mixed use development.

Indus is aware any development would require a special permit due to its proximity to residential homes.

Chairman Derlinga questioned "mixed use", retail? Apartments? Mr. Ziaks stated no, maybe multi-family, research/office space. There no longer seems to be a use for the huge

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300-400K square foot warehouses. Office space in the 50-75K square foot range is becoming more popular.

Jay Tran asked about multi-family and condo growth? Mr. Ziaks responded that rentals are becoming hugely popular for young professionals, empty nesters, etc. This parcel would be ideal as there are no wetlands to consider and mixed use would allow for resident and flex office space.

Brian Kleinman asked about consideration of the residents on Pond Lane? Mr. Ziaks stated it would be a sizable project with which the developer would take into consideration buffering to the residential area.

John Welsh stated that in 2005 others had looked for a similar use of International Drive and it was not well received, as well as in 2020 it was brought to PZC but not included in the Commerce Park Transition Zone. Mr. Ziaks understands the concerns of a major warehouse being built there. If they decide to proceed it would be for a straight zone change. He will bring this information and feedback back to his clients and thanked the commission for their time.

- b. **PZC #24-11:** receipt of application for text amendment, Corbett Land Strategies, Inc. for truck parking and self-storage in a business zone.

Public hearing to be held on October 8, 2024.

(rec'd 09.10.2024, h/d 10.08.2024, h/c 11.12.2024)

- c. **PZC #24-12:** receipt of application for text amendment to remove noise regulation section. John Welsh questioned Robin Newton on why we cannot keep this in there as an indication of what the community would like. Robin stated we must remove it due to an appellant court case stating that noise regulations as part of town zoning regulations are not valid if not approved by DEEP and would need to be a town ordinance. They are not enforceable. They are not regulated by zoning but by town ordinance only. She expressed concerns with the regulations remaining as they are not enforceable and allows the public to think that there are regulations which can be enforced when there is not.

Robin recommends they are taken out of the zoning regulations and can be given to the Board of Selectmen for consideration for a town ordinance. John would like this process to be begun in the meantime.

Public hearing to be held on October 8, 2024.

(rec'd 09.10.2024, h/d 10.08.2024, h/c 11.12.2024)

- d. **Informal Presentation:** Kirk MacNaughton of MacBuilds, LLC proposed a plan to change the private driveway of 4 residences on Rolling Green to a private road to allow additional residences to be built along this area. It currently ends in a hammer shape, and he would create a cul-de-sac. The drive has been engineered and designed as a road except for along one residence where there is not a 50' setback from the right of

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way. His proposal is to shorten the 50' width road to 42' in front of this residence to allow for that setback but would require a waiver to allow for a narrower roadway. Robin Newton has had several meetings with Mr. MacNaughton and outlined several guidelines that would need to be adhered to even consider this proposition. John Welsh suggested that Mr. MacNaughton meet again with Robin to review and consider the 15 conditions she had outlined for him in an email. Robin recommended Mr. MacNaughton takes the time to work off her emailed comments and thoroughly review the regulations.

Chairman Derlinga suggested Mr. MacNaughton may submit an application with said conditions. Mr. MacNaughton said he will review and thanked the commission.

- e. Chairman Derlinga received the letter from the Republican Town Committee to move alternate member Todd Zessin to a permanent member. Chairman Derlinga made a motion to appoint Todd Zessin as a permanent member of the Planning and Zoning Commission, John Welsh seconded the motion. Votes in favor were unanimous (w/Todd Zessin abstaining) motion carried.

- 7. **Adjournment:** 8:07 pm, John Welsh made a motion to adjourn, Chairman Derlinga seconded that motion, votes in favor were unanimous, motion carried.

Respectfully Submitted,

Michele Leadbeater
Building & Land Use Administrative Assistant