

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, October 8, 2024

Regular/Hybrid Meeting

MINUTES

1. **Call to Order:** 7:00 pm, Members present when Chairman Thomas Derlinga called to order: David Brassard, Brian O'Connor, Jay Tran, Todd Zessin, John Welsh, alternates Brian Kleinman & Austin Gelinias. Also present was Town Planner Robin Newton.
2. **First order:** Chairman Derlinga made a motion to add to the agenda receipt of the communication from the Republican Town Vacancy Committee to fill the alternate member vacancy. Seconded by Todd Zessin, votes in favor were unanimous, motion carried.

3. **Public Hearings:**

PZC #24-11: Corbett Land Strategies, Inc. application for text amendment to section V.A.2.4.j and V.A.4.k to the special permit uses in the Business Zone:

j. Truck Parking

k. Self-storage uses

THIS HEARING IS TABLED UNTIL THE NOVEMBER MEETING PER REQUEST OF THE APPLICANT

Brian O'Connor made a motion to open the public hearing for:

PZC #24-12: Commission application for text amendment to remove section VI.B Noise regulations.

David Brassard seconded the motion, votes in favor were unanimous, motion carried.

Town Planner Robin Newton gave a brief presentation as to the reasoning on removing these from the regulations. Zoning department has no authority to enforce this regulation, it needs to become a town ordinance through the Board of Selectman and Town Meeting. A memo was sent to the BOS to add this to their agenda to begin procedure to consider establishing a town ordinance.

Public comments were against removing it from the regulations, as it serves as a deterrent. General opinion was that it sets a precedence for the community, regardless of enforceability. It was explained that it was a non-enforceable regulation that the town attorney had recommended to remove over a year ago. It was confirmed that it is on the agenda for the BOS meeting tomorrow, October 9th. Residents can express their concerns to the Board of Selectman to support a town noise ordinance.

John Welsh wanted to consider tabling the public hearing until the next meeting. He made a motion to do so, Brian O'Connor seconded the motion. Votes in favor were John Welsh & Brian O'Connor. Chairman Derlinga, David Brassard, Jay Tran & Todd Zessin were opposed. Motion denied.

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Chairman Derlinga made a motion to close the public hearing PZC #24-12, David Brassard seconded the motion. Votes in favor Tom Derlinga, David Brassard, Jay Tran & Todd Zessin, votes opposed were John Welsh & Brian O'Connor. Motion passed to close public hearing.

4. **Public Comment on Non-Agenda Items:** None from public; Commission member John Welsh had questions concerning review for sale of town properties. Robin indicated she will check with First Selectwoman and have this on next month's agenda as is 8-24 requirement.
5. **Minutes:** Jay Tran made a motion to accept the minutes from September 10, 2024 meeting, Chairman Derlinga seconded the motion. Votes in favor were unanimous, motion carried.
6. **Communications:**
 - A. Zoning Enforcement Report: None
 - B. Planner Report: None
 - C. CRCOG Regional Meeting Report: None
 - D. RTC Vacancy Committee to recommend Ryan Rea as Alternate member to replace Todd Zessin who has been appointed a member.
7. **Old Business:** N/A
8. **New Business:**
PZC #24-11: TABLED TO NOVEMBER MEETING

Todd Zessin made a motion to approve:

PZC #24-12: Commission application for text amendment to remove section VI.B Noise regulations.

David Brassard seconded the motion. Votes in favor were: Todd Zessin, David Brassard, Jay Tran & Chairman Derlinga. Votes opposed were John Welsh & Brian O'Connor, motion passed.

Draft Commerce Park Transitional Zone changes: Town Planner Robin Newton presented her draft and highlighted changes. The Commission discussed several additions and recommendations including criteria for parking spaces in MFRD to be 1 for 1-bedroom, 1.7 for 2-bedroom & 2 for 3-bedroom units. Discussion included requiring new construction units be allocated in a 20-60-20 breakdown, i.e., 20% single bedroom, 60% two bedrooms & 20% three bedrooms. Suggestion was also made to remove the word "training" from Indoor Recreational Sports Training Facility & move that to Special Permit section.

Indoor Self Storage facility also to be moved to Special Permits. This will facilitate regulating architectural requirements.

Robin will update the draft for consideration again at next meeting.

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Jay Tran made a motion to accept the Republican Town Vacancy Committee's recommendation for Ryan Rea to fill the Alternate Member vacancy. Chairman Derlinga Seconded the motion. Votes in favor were unanimous, motion passed.

Ryan Rea attended the meeting and introduced himself. He is a 10-year resident of East Granby with 3 children in East Granby schools. Ryan is currently a Hartford Police Officer and also works with Berkshire Hathaway. The Commission welcomed him.

9. Adjournment 8:13 pm, Todd Zessin made a motion to adjourn the meeting, Chairman Derlinga seconded the motion, Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted,

Michele Leadbeater

East Granby Building & Land Use Administrative Assistant