

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, November 12, 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, John Welsh, alternates Brian Kleinman, Austin Gelinias & Ryan Rea. Todd Zessin was absent. Ryan Rea will fill in for Todd Zessin tonight. Also present was Town Planner Robin Newton.

2. **Public Hearings:**

Brian O'Connor made a motion to open public hearing for PZC#24-11, David Brassard seconded the motion, votes in favor were unanimous, motion carried.

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

Nick Wood presented on behalf of Corbett Land Strategies, Inc. Proposal is for a text amendment to the town zoning regulations to allow truck parking and self-storage facilities in the business zone within 1000 feet of Bradley International Airport. Property referenced in this zone is 3 International Drive & Rainbow Road, approximately 5.5 acres. Would like to park heavy transport trucks on the property with a self-storage facility in the front on Route 20 to screen the parking from the road. Subject to the decision tonight they would apply for a Special Permit to proceed.

Commission members expressed concerns on allowing this use so close to the residential area on Larch Drive and as the "Gateway" to our community as soon as you pull into East Granby. Concerns included whether there was need for an additional self-storage facility so near the new one in town, what is meant as "short term" vs. temporary and is this considered "spot-zoning" for a specific parcel of land.

Town Planner Robin Newton read into the record the findings from CRCOG and the legal notice publication dates. She also pointed out specific aspects of her memorandum to the Commission including that the use was being proposed in the entire Business Zoned District and the Commission's considerations should be to the district and not the parcel that was on the conceptual plans. She also added that recently the commission has added self-storage to the Commerce Park Transition Zone, and it was already allowed in the Commerce Park A zone and is this a use that the Commission wants to see in multiple areas around the Town. The business zone properties which are adjacent to the airport along Route 20 are Gateway properties and consideration to future appropriate uses should be given.

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The public was given a chance to speak. Anthony Maulucci from New England Self-Storage shared concerns on allowing this on state highway frontage as he was given approval in a different zone with the condition of no facility on Route 20/Rainbow Road. He also agreed it was a bad look for the “gateway” to town. He expressed concern with the actual need for another facility when he has only filled 10% of his facility.

Several other residents agreed this text amendment was not appropriate for the entrance to East Granby when we are trying to encourage retail to move into these areas.

Nick Wood responded thanking the commission and public and reiterated that the priority of this amendment was the truck parking and would consider other ways to screen it from the main road.

Chairman Derlinga made a motion to close the Public Hearing on application PZC#24-11, David Brassard seconded the motion. Votes in favor were unanimous, motion carried.

3. **Public Comment on Non-Agenda Items:** None
4. **Minutes:** John Welsh made a motion to accept the minutes from the October 8, 2024 meeting, David Brassard seconded the motion. Votes in favor were unanimous, motion carried.
5. **Communications:**
 - A. **Zoning Enforcement Report:** Mark Goderre, ZEO, provided report of violation enforcement at 10 Hillcrest Drive & 129 Newgate Road, operating Bed & Breakfast facilities without Special Permits, parties have agreed to comply & file applications for Special Permits for Tourist homes.
 - B. **Planner Report:** Robin Newton shared an email correspondence from a resident with questions on how the commission handles an 8-24 referral for municipal land.
 - C. **CRCOG Regional Meeting Report:** No report this month, Austin Gelinias will be attending a CRCOG meeting on November 21st and report at our December meeting.
6. **Old Business:** Draft Commerce Park Transitional Zone changes, Robin Newton noted changes were made to the draft shared at the last meeting and revised, easier to read, to review before moving forward with the text amendment. No new comments from the commission, will go to a public hearing.
7. **New Business:**
 - A. **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:
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John Welsh made a motion to approve (and explained motions for hearings are typically made in the affirmative before putting to a vote), Chairman Derlinga seconded the motion. Unanimous votes were all opposed, motion denied.

B. Receipt of application: PZC #24-13: Commission application- text amendment: Section V, D. Commerce Park Transitional Zone Changes - Public Hearing to be held at next PZC meeting on December 10, 2024.

C. Receipt of application: PZC #24-14: Pamela & Russell Martin- 10 Hillcrest Drive- Special permit for tourist home. Public Hearing to be held at next PZC meeting on December 10, 2024.

D. 8-24 Referral on town property sales. Chairman Derlinga read a staff memorandum from the town planner, Robin Newton, stating that the Board of Selectman has requested the PZC provide an 8-24 referral report regarding the consistency of the proposed land sales with the Plan of Conservation & Development.

There is no mention in our town's PoCD (Plan of Conservation & Development) of town parcels and no inventory of Town parcels and their uses. Therefore, staff can only offer that the proposed land sales are "not inconsistent with any stated goal or policy in the PoCD and are not in conflict with any stated goal or policy."

Chairman Derlinga made a motion that the 8-24 referral was not inconsistent with the goals and policies in the town's PoCD.

John Welsh asked Robin Newton to please read the state statute for 8-24 to share the exact language for the commission. Robin read it for the record. John also stated that the town is exempt from zoning regulations.

Jay Tran seconded the motion based on current POCD.

Votes in favor were: Chairman Derlinga, David Brassard, Ryan Rea & Jay Tran. John Welsh & Brian O'Connor abstained. Motion passed.

8. **Adjournment** 8:01 pm, Chairman Derlinga made a motion to adjourn the meeting, David Brassard seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant