

# PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, March 11, 2025  
Regular-Hybrid Meeting  
Town Hall Meeting Room  
7:00 pm

## **AGENDA**

Join Zoom Meeting

<https://us02web.zoom.us/j/83749702529?pwd=jqCPI7NSgK6ASak16L1sRiLeRL4knN.1>

Meeting ID: 837 4970 2529

Passcode: 414753

For local toll-free calling dial 860.370.3002

### **1. Call to Order**

### **2. Alternates:** Brian Kleinman, Ryan Rea, Austin Gelinas

**3. Moment of Silence:** For former commissioner Dan Velcofsky, he served on PZC for 20+ years, was a member of Economic Development Commission, Board of Selectmen as well as having served on the 150<sup>th</sup> anniversary Celebration Committee

### **4. Public Hearing:**

~ Legal Notice & CRCOG referral

A. **PZC #25-01:** Valley Fish Company, 144 Hartford Ave., Text Amendment to add subsection V.A.4 to allow food trucks in the Business Zone as an accessory use to a retail whose primary business is the sale of food.

### **5. Public Comment on Non-Agenda Items**

### **6. Minutes** February 11, 2025

### **7. Communications**

A. Zoning Enforcement Report

B. Planner Report: **PZC#24-10**~Admin Approval~ Valley Fish parking lot improvements

C. CROCG Regional Meeting Report ~ Austin Gelinas

### **8. Old Business**

### **9. New Business:**

**A. PZC #25-01:** Valley Fish Company, 144 Hartford Ave., Text Amendment to add subsection V.A.4 to allow food trucks in the Business Zone as an accessory use to a retail whose primary business is the sale of food.

**B. Receipt of Application PZC#25-04:** Kripes Road Property Owner, LLC, 38 Kripes Road, proposed 120,000 sq ft parking lot expansion of existing lot for trailer parking

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**C. Receipt of Application PZC#25-05:** K FSR East Granby Owners, LLC, Bramble Bush Circle & Old Deerfield Circle, proposed entry signs at both side entrances

**D. Receipt of Application PZC#25-06:** Staff proposed text amendment to subdivision regulations. Remove Section 1.08 Variation of Standards

10. **Adjournment**