

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, April 8, 2025
Regular Meeting
Town Hall Meeting Room
7:00 pm

AGENDA

1. **Call to Order**

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

3. **Public Hearings:**

~ Legal Notices & 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. (rec'd 01.14.25; cont. per applicant: h/d 4.08.25, d/d 6.12.25)

B. **PZC#25-05:** K FSR East Granby Owners, LLC, Bramble Bush Circle & Old Deerfield Circle, special permit for proposed entry signs at both side entrances. (rec'd 3.11.25, h/d 4.08.25, d/d 6.12.25)

C. **PZC#25-06:** Staff proposed text amendment to subdivision regulations. Remove Section 1.08 Variation of Standards (rec'd 3.11.25, h/d 4.08.25, d/d 6.12.25)

4. **Public Comment on Non-Agenda Items**

5. **Minutes** March 11, 2025

6. **Communications**

A. Zoning Enforcement Report

B. Planner Report

C. CRCOG Regional Meeting Report ~ Austin Gelinas

7. **Old Business: PZC#25-03:** Kirk MacNaughton, 8C Rolling Green/Black Bear Run resubdivision of Lot 4 into 4 lots (3 new lots); (rec'd 2.11.25) Request to set public hearing for May meeting.

8. **New Business:**

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PZC#25-06: Staff proposed text amendment to subdivision regulations. Remove Section 1.08 Variation of Standards (rec'd 3.11.25, h/d 4.08.25, d/d 6.12.25)

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 (rec'd 3.11.25, d/d 5.15.25)

9. **Adjournment**