PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, January 14, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. Call to Order: 7:03 pm, Members present when Chairman Thomas Derlinga called to order: Brian O'Connor, John Welsh, David Brassard, Todd Zessin & alternates Brian Kleinman & Austin Gelinas. Member absent Jay Tran and alternate Ryan Rea. Also present via ZOOM was Town Planner Robin Newton.

2. Public Hearings:

PZC#24-14, Pamela & Russell Martin, 10 Hillcrest Drive

Chairman Derlinga re-opened public hearing for PZC#24-14, Pamela & Russell Martin, 10 Hillcrest Drive, tourist home. Ms. Martin spoke regarding disappointment in how she felt there was a lack of communication and some confusion causing a delay in the special permit process. Commissioner Welsh explained he wanted clarification on their original c/o for the downstairs area and he felt continuing the hearing to this month gave them the time and opportunity to investigate that. Mark Goderre, the town building official, did send a memo to the commission, after the December meeting, that the zoning special permit should be issued prior to a building inspection for said use of tourist homes.
Robin Newton read her staff memo reiterating the conditions in which this special permit would be approved, allowing a maximum of 4 tenants.
John Welsh made a motion to close the public hearing, Chairman Derlinga seconded the motion.

Chairman Derlinga read the legal notice for both public hearings, PZC #24-14 & PZC#24-15, into public record.

PZC#24-15, Audrey Thompson, 129 Newgate Road

David Brassard made a motion to open public hearing for PZC#24-15, Audrey Thompson, 129 Newgate Road, tourist home. Todd Zessin seconded the motion.
Audrey Thompson spoke on behalf of her application. She stated she had only ever had at most 4 tenants. She does not allow dogs, and she always insists on a face to face check in with her renters to insure they are who they claim to be upon making the reservations. Ms. Thompson appreciated the board's time and asked if there were any further questions.
John Welsh confirmed that she uses the downstairs and rents out her upper level. Access is through the main front door, no shared kitchen.
The commission had no further questions.
Robin Newton read her staff memo pertaining to this application. Adequate parking, zoned agricultural surrounded by residential, and consistent with regulations.

John Welsh made a motion to close public hearing, Chairman Derlinga seconded the motion. votes in favor were unanimous, motion carried.

3. Public Comment on Non-Agenda Items: None

4. Minutes: Todd Zessin made a motion to accept the minutes from December 10, 2024, as written. Chairman Derlinga seconded the motion. Votes in favor were unanimous, motion carried.

5. Communications:
   A. **Zoning Enforcement Report:** Chairman Derlinga read into public record: Mark Goderre, ZEO, provided memo of zoning violation at 9 Hillcrest Drive, shipping container in front yard of property. Notice of Violation was sent.
   B. **Planner Report:** Robin Newton stated that beginning February 3rd there will be monthly meetings on the first Mondays of the month with Tyche for the PoCD (Plan of Conservation & Development) planning.
   Also, Michele Leadbeater had shared with members in an email, there is training in March for the CT BAR Association for land use commissions. Please let Michele know if you would like to attend and she will sign you up.
   Robin shared she has been asked to participate in a CRCOG warehouse committee, as the town planner for East Granby, and will be attending meetings for that.
   C. **CRCOG Regional Meeting Report:** None-next meeting is March 6th.

6. Old Business: None

7. New Business:
   A. Public Hearing - PZC #24-14: **Pamela & Russell Martin- 10 Hillcrest Drive- Special permit for tourist home:** John Welsh made a motion to approve Application PZC#24-14 for a tourist home located on property at 10 Hillcrest Road, East Granby in the R-30 zoning district in accordance with Section IV.A.5.g and the special permit consideration with the following conditions:
   - No more than 4 people may occupy the rental at one time.
   Todd Zessin seconded the motion, votes in favor were unanimous, motion carried.

B. Public Hearing PZC #24-15: **Audrey Thompson- 129 Newgate Road- Special permit for tourist home:** Brian O'Connor made a motion to approve Application PZC#24-15 for a tourist home located on property at 129 Newgate Road, East Granby in the Agricultural zoning district in accordance with Section IV.A.5.g and the special permit consideration with the following conditions:
-No more than 4 people may occupy the rental at one time.
John Welsh seconded the motion, votes in favor were unanimous, motion carried.

C. Receipt of application: PZC #25-01, Valley Fish Company, 144 Hartford Ave., text amendment to add subsection h to V A 4 to allow food trucks permitted as an accessory use. Public hearing to be held at the March 11, 2025, meeting.

8. Adjournment: 7:36 pm, John Welsh made a motion to adjourn the meeting, Brian O'Connor seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant