PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, February 11, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:00 pm, Members present when Chairman Thomas Derlinga called to order: Jay Tran, Brian O'Connor, John Welsh, David Brassard, Todd Zessin; Absent: alternates Austin Gelinas, Brian Kleinman & Ryan Rea. Also present was Town Planner Robin Newton.

2. **Public Hearings:**
   Chairman Derlinga read the legal notice for the public hearing, PZC #24-16
   Jay Tran made a motion to open the public hearing:
   PZC #24-16: Riverbend Development CT, LLC, Lot 44 Seymour Road-Zone Change from R30 to Commerce Park Transition Zone on 36.77-acre parcel.
   David Brassard seconded the motion. Votes in favor were unanimous, motion passed.

   Dave Ziaks from Hesketh & Associates & Tim Lescalleet from Indus Realty both presented on behalf of the benefits of allowing this zone change.

   Mr. Ziaks began by sharing a map outlining the parcel and how the change will impact abutting properties. The advantages of such a change will make this property more attractive to developers who will have more options on how to utilize the land. Changing the R30 zone to Commerce Park Transitional Zone does comply with the current goals in the 2014 Plan of Conservation and Development, as stated in the staff memo provided. Currently MDC water and sewer hookups, as well as EverSource lines, are approx. 2000' away. Bringing them down to this property would be at the cost of the developers.

   Tim Lescalleet stated the intent is to ready the parcel for economic development to benefit the town. There are no specific designs for this site. Indus Realty owns the New England Tradeport.

   Chairman Derlinga read into record from the 2014 POCD concerning Lot 44, goals and ideas for this property. He also read from the zoning regulations the purpose of the Commerce Park Transition Zone regarding mixed uses and serving as a transition between industrial and residential.

   Several commission members posed questions on sizes of warehouses nearby, on the need for MDC to keep it residential and proposing a concept plan may be helpful. John Welsh shared some history on previous requests to change this area to industrial and the opposition from residents was significant. Town Planner Robin Newton read the referral from CRCOG into record, no conflict. She shared how staff looks at the PoCD when considering such a change, her memo is consistent with what Chairman Derlinga shared from the 2014 PoCD. Keep in mind anything industrial would require a Special Permit and the public does not want warehouse or distribution centers on this property and that of the zone change were to pass it is important for the property owner or future developer to know these limitations on what the commission would likely approve or not approve. John Welsh added that special permits will help weed out the undesirable options.

Open to Public Comment: Several residents spoke up in opposition to this zone change. General consensus was it will harm the character of this small town, the quality of life in the area and property values could plummet, expressing the thought that the ultimate user would be warehousing. Comments were made that the Commission and owner should consider "other uses". There were several comments read into record from the ZOOM chat, also in opposition, with one in favor of the change.

Jay Tran made a motion to close the public hearing; David Brassard seconded the motion. votes in favor were unanimous, motion carried.

3. **Public Comment on Non-Agenda Items:** None

4. **Minutes:** David Brassard made a motion to accept the minutes from January 14, 2025, as written. John Welsh seconded the motion. Votes in favor were all, but Jay Tran abstained, 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, waiting to hear back & Tourist homes were approved at 10 Hillcrest Drive & 129 Newgate Road.
   - **B. Planner Report:** none
   - **C. CRCOG Regional Meeting Report:** None-next meeting is March 6th.

6. **Old Business:** None

7. **New Business:**

Public Hearing - PZC #24-16 Riverbend Development CT, LLC, Lot 44 Seymour Road-Zone Change from R30 to Commerce Park Transition Zone on 36.77-acre parcel. John Welsh made a motion to approve PZC#24-16, Chairman Derlinga seconded the motion.

John Welsh opened for commission to comment; he stated the last time this type of zone change came before the commission there was more outpouring from the public. This would be a Special Permit process to dictate what can be built there. The PZC can set limitations on how it's developed and pleasing to the people of EG. We have enough guidelines in place to keep large warehouses from that site. He acknowledges that the R-30 zoning district doesn't work and isn't appropriate for this parcel.

Todd Zessin shared a zoning map to illustrate the zones leading up to and around this parcel. He stated his gut tells him this doesn't fit in as part of the transition zone. He indicated maybe we could discuss as part of the upcoming POCD update.

Votes in favor: Chairman Derlinga & David Brassard (2)
Opposed: Brian O'Connor, John Welsh & Todd Zessin (3)
Abstained: Jay Tran (1)

Motion to approve PZC# 24-16 Riverbend Development CT, LLC, Lot 44 Seymour Road-Zone Change from R30 to Commerce Park Transition Zone on 36.77-acre parcel: **Denied.**

Election of Officers:

Jay Tran made motion to open nominations: Tom Derlinga as Chairman, David Brassard seconded.

John Welsh made a motion to close the nominations, Brian O'Connor seconded that; votes in favor were unanimous.

Votes for Tom Derlinga as Chairman, all in favor except John Welsh abstained; motion passed.

Chairman Derlinga made a motion to nominate Jay Tran as Vice Chairman, John Welsh seconded.

John Welsh made a motion to close nominations, Brian O'Connor seconded. Votes in favor were unanimous motion passed.

Votes for Jay Tran as Vice Chairman, all in favor except Jay Tran abstained; motion passed.

John Welsh made a motion to nominate David Brassard as Secretary, Brian O'Connor seconded.

John Welsh made a motion to close nominations, Brian O'Connor seconded.

Votes for David Brassard as Secretary, votes in favor were unanimous, motion passed.

Chairman ~ Tom Derlinga
Vice Chairman ~ Jay Tran
Secretary ~ David Brassard

Receipt of application PZC#25-03: Kirk MacNaughton, 8C Rolling Green/Black Bear Run resubdivision of Lot 4 into 4 lots (3 new lots); Public Hearing to be held at April 8th meeting.

8. **Adjournment:** 8:25 pm, John Welsh made a motion to adjourn the meeting, Chairman Derlinga seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this 12th day of February, 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant