PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

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

MINUTES

1. **Call to Order:** 7:03 pm, All members were present when Chairman Thomas Derlinga called to order: Jay Tran, Brian O'Connor, John Welsh, David Brassard, Todd Zessin; Alternates Austin Gelinas, Brian Kleinman & Ryan Rea & Town Planner Robin Newton.

2. **Moment of Silence:** John Welsh began with a 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 150th anniversary Celebration Committee. He is missed.

3. **Public Hearings:** John Welsh made a motion to table the public hearing for:
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, until April 8, 2025 per request of applicant; Todd Zessin seconded the motion, Votes in favor were unanimous, motion carried.

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

5. **Minutes:** Jay Tran made a motion to accept the minutes from February 11, 2025, as written. Chairman Derlinga seconded the motion. Votes in favor were all, motion carried.

6. **Communications:**
   - **A. Zoning Enforcement Report:** Robin Newton read into public record: Mark Goderre, ZEO, provided memo of zoning violation at 9 Hillcrest Drive, shipping container in front yard of property, resident was issued a fine notice and container was removed. No further action is necessary.
   - **B. Planner Report:** Admin Approval~PZC#24-10~Valley Fish Company, 144 Hartford Ave., parking lot improvements granted with conditions.
   - **C. CRCOG Regional Meeting Report:** Austin Gelinas shared some information; CRCOG news on real estate trends, some rural & small community updates-all available on the CRCOG website.

7. **Old Business:** None

8. **New Business:**

A. 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

B. **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

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

D. Discussion was initiated regarding the requirement to have the meetings on ZOOM. There is no statute that states we have to do so. All members were in agreement to remove the public ZOOM option.

9. **Adjournment:** **7**:26 pm, Todd Zessin made a motion to adjourn the meeting, Jay Tran seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this 12th day of March, 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant