PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, April 8, 2025
Regular Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:04 pm, Members present when Chairman Thomas Derlinga called to order: Jay Tran, Brian O'Connor, John Welsh, Todd Zessin; Alternates Austin Gelinas & Brian Kleinman & Town Planner Robin Newton. Absent member David Brassard & alternate Ryan Rea.

2. **Alternates:** Austin Gelinas & Brian Kleinman; Chairman Derlinga appointed Austin Gelinas to sit in for member David Brassard at tonight's meeting.

3. **Public Hearings:** Chairman Derlinga read the Legal Notices for the hearings into record.

Todd Zessin made a motion to open the public hearing for:

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.
Jay Tran seconded the motion. Votes in favor all but John Welsh who abstained, motion carried.

Carl Landolina presented on behalf of his client Valley Fish. His client has a food truck he uses for catering and events. He would like the opportunity to use his truck on the property of his retail seafood store. The truck would be plugged directly into electric, would operate only seasonally and weather permitting. He only wants to offer it a couple of days a week. This amendment would allow the food truck as an accessory use to a retail store whose primary business is food. Special permit would be required.

Questions from the commission included what other opportunities are in the business zone? Currently, there is none. Reviewed a zoning map to show business zone boundaries.

There was no public comment.

Robin Newton read the CRCOG referral into record. And indicated that all issues from her March Staff memo were addressed.

Jay Tran made the motion to close public hearing PZC#25-01, Chairman Derlinga seconded the motion. Votes in favor all but John Welsh who abstained, motion carried.

Todd Zessin made a motion to open the public hearing for:

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
Brian O'Connor seconded the motion, Votes in favor all but John Welsh who abstained, motion carried.

Perry Gold & Bard Kligerman presented for K SFR East Granby Owners, LLC. The applicants would like a sign at each entrance to their MFDR development which is on one parcel but have 2 street entrances and 2 different communities, the Bramble Bush Circle side is 2 family townhomes, while the Deerfield Circle side will be single family homes. They would like separate signs to distinguish between the two. The Bramble Bush sign would be in a V shape with low voltage lights in the ground aiming up to illuminate it. The other sign would be double sided, both masonry & wood structures. Commission members had questions about whether the sign would identify the roads or just a "brand" sign saying "The Grand".

Suggestions were made to put Bramble Bush below the Grand. They want to investigate getting street signs. Robin Newton indicated she will find out more on this from DPW.

Robin Newton shared her staff comments that our current regulations only allow one sign per one parcel. This is a unique situation with two street entrances. Commission members suggested that they amend their special permit tonight to request only one sign and then can take different avenues such as a text amendment or variance request to pursue a second. The applicant agreed and verbally amended their application to request for only the signage at the Bramble Bush Circle entrance at tonight's hearing.

There was no public comment.

Todd Zessin made the motion to close public hearing PZC#25-05, Austin Gelinas seconded the motion. Votes in favor all but John Welsh who abstained, motion carried.

Todd Zessin made a motion to open the public hearing for:

C. **PZC#25-06:** Staff proposed text amendment to subdivision regulations. Remove Section 1.08 Variation of Standards.
Chairman Derlinga seconded the motion, votes in favor all but John Welsh who abstained, motion carried.

Town Planner Robin Newton presented. The subdivision regulations currently allows applicants waivers on *any* requirements of the regulations. This takes away protections that residents have in place based on the written subdivision standards. People have an expectation that a development will be built to the standards found in the regulations. There are many of the standards which provide health and safety protections such as road construction standards and drainage requirements. These provisions should not be able to be waived. Commissioner Welch reviewed Staff's memo and indicated it looked like there were other waivers in the regulations that should be reviewed. Staff confirmed.

Staff provided language in their memo which amends the standards and removes the open ended waiver provision. This proposal would not change the need for a ¾ vote.

Public comment: An email was shared from a resident with concerns as far as who was "Staff" and that the removal of the waiver provision would eliminate public protection.

A resident in person expressed concern that this regulation was being completely removed rather than amended. It was clarified that the recommendation was to amend the language which allows "all provisions" to be waived.

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

5. **Minutes:** Jay Tran made a motion to accept the minutes from March 11, 2025, as written. Austin Gelinas seconded the motion. Votes in favor were unanimous, motion carried.

6. **Communications:**
   - **A. Zoning Enforcement Report:** nothing to report
   - **B. Planner Report:** nothing to report
   - **C. CRCOG Regional Meeting Report:** Austin Gelinas, next meeting isn't until June.
   - **D.** An email from a resident was also shared with the commission.

7. **Old Business: PZC#25-03**: Kirk MacNaughton, 8C Rolling Green/Black Bear Run resubdivision of Lot 4 into 4 lots (3 new lots); Request by applicant's attorney to set public hearing for May 13th meeting.

8. **New Business:**

Public Hearing - PZC #25-01: Valley Fish Company, 144 Hartford Ave., Text Amendment to add subsection V.A.4. h #1-9 to allow food trucks in the Business Zone as an accessory use to a retail whose primary business is the sale of food.
John Welsh made a motion to approve this text amendment, Todd Zessin seconded the motion. Commission went on to discuss further adding the language to say the application was amended to add #'s 7, 8 & 9 per the applicant's amended proposal. Also, will amend #9 to state "Food truck may operate between the hours as approved by the Commission." John Welsh withdrew his motion.

John Welsh then made a motion to approve the Text Amendment to add subsection V.A.4. h #1-9 to allow food trucks in the Business Zone as an accessory use to a retail whose primary business is the sale of food, with the above listed changes. Chairman Derlinga seconded the motion. Votes in favor were unanimous, motion carried

Public Hearing - PZC#25-05: K FSR East Granby Owners, LLC, Bramble Bush Circle & Old Deerfield Circle, special permit for a proposed entry sign at the Bramble Bush Circle entrance.
Jay Tran made a motion to approve this special permit.
Todd Zessin seconded the motion. Votes in favor were unanimous, motion carried.

Public Hearing - PZC#25-06: Staff proposed text amendment to subdivision regulations. Amend Section 1.08 Variation of Standards.
John Welsh made a motion to approve this amendment to read:

The Commission may waive, **where indicated in the regulations**, by a three-quarters (3/4) vote of all the members of the Commission, etc. as stated in Section 1.08.

Brian O'Connor seconded the motion. Votes in favor were unanimous, motion carried.

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. Applicant requested to be heard at the May 13th meeting as they are working on revisions per the town engineer's review and easement with Tennessee Gas.

Receipt of application PZC#25-07- 15 International Drive, site plan approval for proposed construction of outdoor equipment staging area. Robin discussed whether commission needs to approve or could this be an administrative approval. Their request is to add some fencing and create an outdoor storage area on already processed area. Robin will do a staff approval.

9. **Adjournment**: 8:32 pm, Chairman Derlinga made a motion to adjourn the meeting, Todd Zessin seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this 9th day of April 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant