PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, May 13, 2025
Regular Meeting
7:00 pm

MINUTES

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

2. **Public Hearings:**

   PZC#25-03: Kirk MacNaughton, 8C Rolling Green/Black Bear Run re-subdivision of Lot 4 into 4 lots (3 new lots); Applicant requests extension of Public Hearing to June 10th meeting. (rec'd 2.11.25; PH ext. to 6.10.25; close by 6.19.25)

   Chairman Derlinga read the legal notice into record. He also read email correspondence, dated May 6, from the applicant's attorney requesting an extension to postpone this hearing to the June 10 meeting.

   John Welsh made a motion to table this public hearing, **PZC#25-03**, Kirk MacNaughton, 8C Rolling Green, resubdivision of Lot 4 into 4 lots (3 new lots) per the request of the applicant's attorney to the PZC meeting on June 10, 2025; Chairman Derlinga seconded the motion. Votes in favor were unanimous, motion carried.

3. **Public Comment on Non-Agenda Items:** N/A

4. **Minutes:** Todd Zessin made a motion to accept the minutes from April 8, 2025, as written. Chairman Derlinga seconded the motion. Votes in favor were unanimous, motion carried.

5. **Communications:**
   - **A. Zoning Enforcement Report:** nothing to report
   - **B. Planner Report:** nothing to report

6. **Old Business:** N/A

7. **New Business:**

   A. Application PZC#25-04: Kripes Road Property Owner, LLC, 38 Kripes Road, site plan approval for proposed 120,000 sq ft parking lot expansion of existing lot for trailer parking.

   Tim Houle, civil engineer from BL Companies, presented on behalf of the applicant. The proposal has been approved through the IWCC per conditions from the town engineer and town planner.

The current tenant Sparks Energy is a utility company seeking 108 additional parking stalls for fleet vehicles, bucket trucks and trailers. The property consists of 11+ acres with the proposed parking lot expansion to utilize approx. 5 acres.

Tim shared the plans with the commission: drainage, layout, landscaping & lighting.
The proposed layout takes into consideration the easement with Tennessee Gas Co.
Egress will have signs posted so trucks can only exit to Route 20 direction: limiting north bound traffic.

Commissioners posed some questions regarding hours of operation, which are regular working hours barring any extraordinary emergencies.
This would be considered a home base for the fleet.

Chairman Derlinga made a motion to approve **Application PZC#25-04:** Kripes Road Property Owner, LLC, 38 Kripes Road, site plan approval for proposed parking lot expansion of existing lot to add 108 trailer parking stalls with special conditions 1 thru 7 and 8 added - posting signs to require trucks entering & exiting south to Route 20 ONLY; John Welsh seconded the motion; votes in favor were unanimous, motion carried.

8. **Adjournment**: 7:37 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 14th day of May 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant