PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, June 10, 2025
Regular Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:01 pm, Members present when Chairman Thomas Derlinga called to order: Jay Tran, John Welsh, Todd Zessin, David Brassard, Brian O'Connor, Alternates Austin Gelinas, & Town Planner Robin Newton.; Absent: Alternates: Ryan Rea & Brian Kleinman

2. **Public Hearings:**

   Jay Tran made a motion to open the public hearing:

   PZC#25-03: Kirk MacNaughton, 8C Rolling Green/Black Bear Run re-subdivision of Lot 4 into 4 lots (3 new lots); (rec'd 2.11.25; PH 6.10.25; close by 7.15.25)

   Chairman Derlinga seconded the motion, votes in favor were: Chairman Derlinga, Jay Tran Todd Zessin, Brian O'Connor & David Brassard; John Welsh abstained. Hearing opened. Robin Newton read the legal notice into record, stating the applicant's attorney had requested tabling this hearing until tonight.

   Kirk MacNaughton, the applicant and owner presented his requests. He is asking to re-subdivide Lot 4 into 4 lots which will create 3 new lots. Mr. McNaughton spoke of the "options" he provided to the commission. One option being a private road which would require 4 waivers and the second option to allow more than 4 lots off a shared driveway. He is seeking a waiver to allow for 7 lots on one shared driveway. Mr. MacNaughton only spoke about the waiver request for the shared driveway. Mr. MacNaughton feels his application meets the conditions for consideration of this waiver. He asked the commission for questions.

   Several members needed some clarification on how this lot is laid out and how it would be divided. Chairman Derlinga asked if the driveway will need further modifications, Mr. MacNaughton said no, just paving.

   Robin Newton asked Mr. MacNaughton to address the deficiencies she outlined in her review. He said he did receive approval from FVHD, today.
   Chairman Derlinga stated there are still many open issues, either it meets the regulations and we can approve or it's deficient and we cannot. The members agreed that this is very confusing with 2 sets of plans and various communications regarding waivers.

   Attorney Carl Landolina, representing Kirk MacNaughton, requested a 2-minute recess after which he requested a continuance to the next meeting.
   Attorney Landolina and Attorney Scott Lindgenfelter, representing East Granby, had further discussion over this being separate applications and the validity of subdivision applications not allowing "options" and being clear to the commission. Attorney Landolina

asked for the waiver notice to be republished, expense charged to the applicant and continue this hearing to the July 8, 2025 meeting. Members agreed the deficiencies needed to be addressed before that meeting.

Chairman Derlinga opened the hearing to public comment:

Brad Isaac, 108R Petersen Road, Mr. Isaac is very disheartened with Kirk MacNaughton as a business person. He is opposed to this application as Mr. MacNaughton was hired to build his home in 2022, in 8-10 months and ultimately after 16 months and only being half completed, Mr. Isaac was forced to complete it himself. Mr. Isaac spoke on behalf of another very disgruntled neighbor, Carlos Montanez, of Rolling Green, who has received numerous communications from Mr. MacNaughton regarding surrendering some of his property in order for Mr. MacNaughton to widen the road/driveway. Mr. Isaac was very opposed to this application.

Tammy Sorenson-Duray, 6 Rolling Green, stated it is messy and an ongoing battle. She is opposed to the application. Ms. Sorenson-Duray is directly adversely impacted by this. She was promised a buffer which was later denied. She was told originally that 4 houses was the limit on the shared driveway and if changes were to be considered the HOA would have to vote unanimously to consider such changes. In her opinion she feels Mr. MacNaughton keeps stretching the boundaries in asking for more and more.

Tyler Ball,118 Petersen Road, he stated he agrees wholeheartedly with Tammy Sorenson-Duray. He is adjacent to this property. Last time there was subdividing his pond filled up with brown muck from the construction. He also stated that there is a home at the end of Lot 4 that has been a state of incomplete construction for years now, simply a shell, never finished. Mr. Ball shared that he also has a shared driveway, so they are not that unique in this neighborhood. He is also opposed to this waiver for additional homes being added to this shared driveway.

Kirk MacNaughton formally requested a continuance of this hearing to the July 8th meeting.

Chairman Derlinga made a motion for the continuance of **PZC#25-03**: Kirk MacNaughton, 8C Rolling Green/Black Bear Run re-subdivision of Lot 4 into 4 lots (3 new lots); (rec'd 2.11.25; PH 6.10.25; close by 7.15.25) to the July 8, 2025, meeting. Todd Zessin seconded the motion. Votes in favor were unanimous, continuance approved.

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

4. **Minutes:** John Welsh made a motion to accept the minutes from May 13, 2025, as written. Chairman Derlinga seconded the motion. Votes in favor were Chairman Derlinga, John Welsh, Jay Tran & Todd Zessin. Brian O'Connor & David Brassard abstained, motion carried.

5. **Communications:**
   - **A. Zoning Enforcement Report:** nothing to report
   - **B. Planner Report:** Robin Newton shared information regarding CT bill 5002 that CRCOG did break down and is a possibility the governor may sign regarding housing, increasing housing, taking on zoning and homelessness in our state.
   - **C. CRCOG report:** Austin Gelinas shared there was a meeting in which this bill was discussed but nothing else relevant.

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

7. **New Business:**

   A. PUBLIC HEARING:
   PZC#25-03: Kirk MacNaughton, 8C Rolling Green/Black Bear Run re-subdivision of Lot 4 into 4 lots (3 new lots); (rec'd 2.11.25; PH 6.10.25; close by 7.15.25); tabled to July 8, 2025.

   B. PZC#25-08: Trap Rock Ridge Land Conservancy signage, special review to allow 2' X 3' sign on corner of Holcomb Street & Ezekiel Way; (rec'd 6.10.25;) John Welsh made a motion to approve this application, Todd Zessin seconded it. Discussion among members regarding the size and special review for signs. Votes in favor were unanimous, application approved.

8. **Adjournment**: 8:12 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 11th day of June 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant