PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, July 8, 2025
Regular Meeting
Town Hall Meeting Room
7:00 pm

MINUTES

1. **Call to Order:** 7:05 pm, Members present when Chairman Thomas Derlinga called to order: Jay Tran, John Welsh, Todd Zessin, David Brassard, Brian O'Connor, Alternates Austin Gelinas, Ryan Rea & Town Planner Robin Newton.; Absent- Alternate: Brian Kleinman

2. **Public Hearing:**

   Chairman Thomas Derlinga read the new legal notice into record.
   Continuation of 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) with a waiver of Subdivision Regulation 3.15.3 which limits the maximum number of homes to be served by a shared drive to four. This application will require the waiver to accommodate seven (7) along this shared driveway. (rec'd 2.11.25; PH tabled to 7.08.25; close by 7.15.25)

   Town Planner Robin Newton gave an update: The applicant was told to choose an option for this hearing and opted for a waiver of Subdivision Regulation 3.15.3 which limits the maximum number of homes to be served by a shared drive to four. The requested waiver is to allow 7 homes on a shared driveway.
   The commission had required updated plans which were received a week ago, but the plans didn't include the stormwater drainage and grading plans which were received yesterday, late afternoon. There is an updated staff report and engineer review letter. The town engineer, Tom Grimaldi, spoke with FVHD and they had not received any revised plans or drainage reports which they will need to review as well.
   The commission also has 2 emails from abutters with concerns about allowing this resubdivision.

   Kirk MacNaughton, the applicant, presented his request and provided reasons he should be allowed to divide lot 4 (approx. 21 acres) into 4 lots for new homes. He explained the uniqueness of the property shape and location. He reviewed the drainage report and showed the rain gardens' placement on the updated plans.

   Chairman Derlinga commented that the commission is not qualified to review the drainage objectively without a professional review from the town engineer and FVHD.

   Jay Tran stated we not only follow regulations but need to take into consideration the neighbors' concerns.

   Commission members stated that the entire application hinges on the approval of the waiver for the added homes to a shared driveway. Consensus among members was to hold a vote on the waiver. If the waiver were to receive approval then extra time could be allotted to have the late submission of drainage

& plans reviewed by FVHD & the town engineer. The date for a final decision is July 15, 2025, as the applicant has exhausted the use of all extensions to date.

Attorney Carl Landolina spoke on behalf of his client, Kirk MacNaughton. He made the analogy of legal hardship as it applies to requests for zoning variances with the ZBA. For subdivisions, the PZC has the power to grant a waiver in a unique situation. He explained that this application was an example of legal hardship due to the nature of the location and shape of this lot.

Chairman Derlinga asked for any public comment.

Keith Claffey, 6 Washington Ridge, spoke of his concerns regarding public safety. He works as a medical responder and conveyed his concerns about multiple emergency vehicles having access to a shared driveway of 7 homes and the ability to turn around on such a driveway.

Chairman Derlinga then read the emails from two neighbors in the Black Bear Run area, Tyler Ball & Tammy Sorenson who both expressed their opposition to this resubdivision.

Robin Newton Explained in order to make a motion for the vote on the waiver, it should be motioned in the affirmative.

Chairman Derlinga made a motion to approve the waiver of Subdivision Regulation 3.15.3 which limits the maximum number of homes to be served by a shared drive to four. This application would require the waiver to accommodate seven (7) along this shared driveway.
Brian O'Connor seconded the motion.
Votes in favor were 0. Votes against were: Chairman Derlinga, David Brassard, Jay Tran, John Welsh, Brian O'Connor & Todd Zessin; motion denied. (0-6)

Members shared the reasons for their denials.
Chairman Derlinga – issues with so many changes & town doesn't want a road
David Brassard – not to set a precedent for other subdivisions in town
Jay Tran- looking out for current residents & peaceful enjoyment of their property as promised, as well as the time delays
Todd Zessin- agreed with Jay Tran, also setting a precedent in town
Brian O'Connor- trying to piece together something the regulations do not allow
John Welsh- agreed with Brian O'Connor, also felt we have made more than reasonable accommodations in the past regarding this subdivision.

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

4. **Minutes:** John Welsh made a motion to accept the minutes from June 10, 2025, as written. David Brassard seconded the motion. Votes in favor were unanimous, motion passed.

5. **Communications:**
   - **A. Zoning Enforcement Report:** nothing to report
   - **B. Planner Report:** N/A
   - **C. CRCOG report:** N/A

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) with a waiver of Subdivision Regulation 3.15.3 which limits the maximum number of homes to be served by a shared drive to four. This application will require the waiver to accommodate seven (7) along this shared driveway.

   Chairman Derlinga made a motion to close the public hearing, David Brassard seconded the motion, votes in favor were unanimous, motion passed.

8. **Adjournment**: 8:45 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 9th day of July 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant