PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, September 9, 2025
Regular Meeting
7:00 pm

MINUTES

1. **Call to Order:** 6:58 pm, Members present when Chairman Thomas Derlinga called to order: Jay Tran, John Welsh, Todd Zessin, David Brassard, Alternates Austin Gelinas, & Town Planner Robin Newton.; Absent: Brian O'Connor, Alternates: Ryan Rea & Brian Kleinman

2. **Minutes:** Jay Tran made a motion to accept the minutes from July 8, 2025, as written. Todd Zessin seconded the motion. Votes in favor were unanimous, motion carried

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

4. **Communications:**
   - **A. Zoning Enforcement Report:** nothing to report
   - **B. Planner Report:** Robin Newton shared that there was a Change of Use granted at several business establishments from retail to residential on Rainbow Road & South Main Street. The addresses are 9-15, 17 & 19 South Main Street. These will be converted to 18 ~ 1-BR apartments & 2 ~ 2BR apartments with no structural changes, just interior modifications.
   - **C. CRCOG report:** Austin Gelinas shared there was a meeting on September 4th. There were several presentations in which he will share the links with the commission. One of which was regarding warehousing and truck traffic/parking. Robin Newton said CRCOG is looking at gaps in trucking and lack of places for overnight or over hours parking available in the region.

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

6. **New Business:**

   Receipt of Application:
   PZC#25-10: SL 50-58 Rainbow Road, LLC; Rainbow Road Lot 11, 133.1 acres; CPA/CPT zone; proposed manufacturing/industrial warehouse; construction of one 400,000 sq ft building and one 300,000 sq ft building with associated site improvements, Assessor Map 17, Lot 11.
   Public Hearing set for Tuesday, October 14, 2025, at 7:00 pm in the town hall meeting room.

7. **Adjournment**: 7:08 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 10th day of September 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant