PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

SPECIAL MEETING – LOCATION CHANGE

Mary Ellen Brown Senior Community Center

Tuesday, October 14, 2025

7:00 pm

MINUTES

1. **Call to Order:** 6:59 pm, Members present when Chairman Thomas Derlinga called to order: Jay Tran, John Welsh, Todd Zessin, David Brassard, Alternates Austin Gelinas, Ryan Rea, Brian Kleinman & Town Planner Robin Newton.; Recuse: Brian O'Connor

2. **Alternates:** Ryan Rea, Austin Gelinas, Brian Kleinman

3. **Public Hearing:** Chairperson Derlinga read the legal notice and public notice:
PZC#25-10: Special Permit & Site plan: SL 50-58 Rainbow Road, LLC; Rainbow Road, Lot 11, Assessor Map 17, Lot 11 & 6 Connecticut South Drive, Assessor Map 17 Block 11, Lot 16; 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.
(rec'd 09.09.25; PH 10.14.25; close by 11.18.25)

   I. Open Public Hearing - Chairperson Derlinga gave an overview on how the meeting was going to be conducted. The town attorney, Scott Lingenfelter reviewed the roles and responsibilities of the Planning and Zoning Commission. He noted there were request for members to recuse themselves. He noted a member should either decide to recuse themselves or decide not to. Ryan Rea was appointed in place of Brian O'Connor as he was next in the rotation.

   Evan Seeman continued to object to Austin Gelinas not recusing. A Point of Order was called by John Welsh. John Welsh made a motion to move to Executive Session to discuss with its membership possible recusal. Tom Derlinga seconded the motion. After discussion, John Welsh restated his motion to take a recess. Tom Derlinga seconded the motion. Votes in favor were unanimous, motion carried.
   The committee returned to the meeting.

   II. Presentation by Applicant – Tim Houle, from BL Companies gave a presentation on the civil portion and viewshed portion of the project. Goman and York presented the project which also included presentation from FA Hesketh & Associates on traffic reports, an architecture presentation by BL Architecture Engineering Environmental Land Surveys and a market overview by Don Poland. The presentation concluded with Mr. Poland reviewing the application and the proposals which included the additional 11 criterion to be considered with standards special permit consideration set forth by the Planning and Zoning Commission.

   The commission had an opportunity to have questions answered by the presenters. Jay Tran made a motion to continue the hearing to the November 17th meeting. David Brassard seconded the motion. 5 in favor, John Welsh opposed. Motion carried. Chairperson Derlinga noted questions from the public can be submitted to the Town Planner ahead of the next meeting if interested.

4. **Public Comment on Non-Agenda Items:** Sandra Landolina requested the submission made earlier that were referenced regarding recusals be read into the record during Communications.

5. **Minutes:** John Welsh made a motion to accept the minutes from September 9, 2025, as written. Tom Derlinga 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.

7. **Old Business: -** N/A
8. **New Business:**

Receipt of Application:

PZC#25-11: Special Permit & site plan review: Rainbow Development, LLC; 1 Gateway Blvd, construction of an 11,031 sq ft retail building to include a Type A drive-thru establishment. (rec'd 10.14.25; PH by 12.18.25) – Public Hearing Set for December 9, 2025.

PZC#25-12: Special Permit & site plan review: Galasso Materials; 60 South Main Street; quarry expansion (rec'd 10.14.25; PH by 12.18.25) — Public Hearing Set for December 9, 2025.

9. **Adjournment**: 9:57 p.m. Todd Zessin made a motion to adjourn the meeting, David Brassard seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this 16th day of October 2025,

Donna Mattera, Acting Clerk for East Granby Building & Land Use