PIANNING AND ZONING COMMISSION

EAST GRAl'\JBY, CONNECTICUT

SPECIAL MEETING - LOCATION CHANGE

Mary Ellen Brown Senior Community Center

Monday, November 17, 2025

7:00 pm

MINUTES

1. **Call to Order:** 6:59 pm, Members present when Chairman Thomas Derlinga called to order: David Brassard, Brian O'Connor, John Welsh, , Alternates Ryan Rea, Brian Kleinman & Town Planner Robin Newton.; Recuse: Brian O'Connor. Brian participated until Item 4 Public Hearing on the agenda.

2. **Vacancy:** Appointment of alternate vacancy: John Welsh made a motion to appoint Patrick McKenney as the alternate to the East Granby Planning and Zoning Commission through the term of January 3, 2026. Brian O'Connor seconded the motion. Patrick McKenney will replace Austin Gelinas as he will move to a regular member. Votes in favor were unanimous, motion carried. John Welsh made a motion to close nominations. Brian O'Connor seconded the motion. Votes in favor were unanimous, motion carried. Chairman Derlinga swore in Patrick McKenney.

3. **Alternates:** Ryan Rea, Brian Kleinman

4. **Public Hearing:** Brian O'Connor recused himself and dismissed himself from sitting with the commission. 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 opened the public hearing. Attorney Scott Lingenfelter spoke regarding requests for recusals of Commission members, specifically: Jay Tran (who is no longer on the Board), Austin Gelinas, Brian O'Connor, Thomas Derlinga and David Brassard. Mr. Gelinas recused himself for this meeting, Brian O'Connor has previously recused himself. He and David Brassard spoke to the public regarding their decision not to recuse themselves. He gave an overview of how the meeting was going to be conducted. At this time Evan Seeman gave an overview of the proposed project including the history. He noted tomorrow was the 35th day and he referenced the state statue noting the hearing needs to close by tomorrow. He then turned the presentation over to Tim Houle from BL Companies, Gorman and York and FA Hesketh & Associates to address the questions the commission had requested. Don Polland presented information regarding the property values. In addition, a company from New Jersey was also hired to review and present on the various sound evaluations. The presenter was Ben Muller. He brought the commission through the various aspects of sound as it relates to the project and also provided the commission with the State of CT regulations. The commission had an opportunity to ask questions while Mr. Muller was present to answer their questions. In addition, Gerard Hite, Solli Engineering was also contracted to review the traffic report and their findings were in agreement with the report presented by FA Hesketh & Associates.

   Chairman Derlinga noted Ryan Rea and Brian Kleinman are serving as the two alternate members

for tonight's meeting.

Townspeople were welcome to address the commission with their questions or concerns. Residents stated their name and street address. Some of the concerns raised were members not recusing themselves, increased traffic, noise, lighting, environment pollution and health concerns along with feelings the project will take away the ruralness of East Granby. Seventeen residents spoke against the project asking the commission members to vote the proposed project down. Chairman Derlinga provided the Silverman Group to respond to the residents' concerns. They reiterated the proposed project has been in the process for five years noting the zoning regulations permit the project. They noted case law and the requirements of the commission to consider. Chairman Derlinga offered the residents to voice any additional concerns. A motion was made by Tom Derlinga to close the Public Hearing. David Brassard seconded the motion. 4 in favor. John Welch abstained. Motion carried.

5. **Public Comment on Non-Agenda Items:** Amanda Copeland inquired about the application of the construction of the apartments in the center and if a fence or trees are required before a CO is issued. Chairman Derlinga did not have the details of the application and noted the information can be obtained from the building department. Bob Paskiewicz inquired about Galasso and extending the quarry and stated the Town should be "getting" something from them. It was noted the commission cannot comment at this time.
6. **Minutes:** Ryan Rea made a motion to accept the October 14, 2025 minutes as presented. Tom Derlinga seconded the motion. Votes in favor were unanimous, motion carried
7. **Communications:**
   - **A.** Zoning Enforcement Report – None
   - **B.** Planner Report - Robin reminded the members about the P & Z training and the need to email her.
8. **Old Business: -** N/A
9. **New Business:**

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.

A motion was made by Tom Derlinga to approve 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 with the following conditions:

1. A pre-construction meeting is required with Town Staff prior to the start of any construction activities.
2. Final Plans with any changes to be submitted to the Town for review prior to any work being commenced.
3. A final mylar must be filed in the Town Clerk's Office and a paper set is to be filed with the Land Use Office.
4. The Special Permit form must be filed on the land records prior to the issuance of any permits.
5. No work shall commence until all permit conditions are met.
6. All conditions listed in the Town Engineer's Review letter shall be included in this approval. Memo dated 11/10/25.
7. Any necessary roadway and traffic improvements as required by the Office of State Traffic Administration shall be completed prior to the issuance of a CO.
8. A landscaping bond shall be submitted and remain on file for 1 year after the issuance of the Certificate of Occupancy.
9. Any parking along State or Local Roads will be considered a zoning violation. The applicant needs to ensure that all trucks have a staging area on the site while waiting to access docks.
10. Trucks may not idle on the site for longer than allowed by State and Federal Regulations.
11. The lighting located on the west side of the buildings shall be dimmed between the hours of 11:00 p.m.

to 6:00 a.m.
12. Any vehicles dedicated to on-site use shall be fitted with "white noise" backup alarms.
13. A clerk of the works shall be hired by the Town, the cost of which shall be reimbursed by the applicant. The clerk of the works will represent the interests of the Town of East Granby in regard to ensuring that the quality of both materials and workmanship are in accordance with the design information such as specification and engineering drawings, in addition to recognized quality standards. The applicant shall adhere to the direction of the clerk of the works during construction, including but not limited to ordering the halting of work as necessary to assure such compliance or to take any actions to avoid or remedy any noncompliance with the requirements of this approval including soil erosion control and mitigation.

David Brassard seconded the motion. Chairman Derlinga asked if there was any discussion. David Brassard reviewed areas of the application and his thoughts. John Welsh thanked the applicants and appreciated their answers. He noted the technical zoning regulations they met and the ones he felt of the special regulations that were not met. Chairman Derlinga thanked the applicant and the public for their comments. 3votes in favor (Rea. Derlinga, Brassard) John Welsh and Brian Kleinman opposed. Motion carried.

Approve Meeting Dates for 2026 – Tabled to next meeting.

10. **Adjournment:** 10:16 p.m. John Welsh made a motion to adjourn the meeting, Tom Derlinga seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this I9th day of November 2025

Donna Mattera
Acting Clerk for East Granby Building & Land Use