PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

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

MINUTES

1. **Call to Order:** 7:04 pm, Members present when Chairman Thomas Derlinga called to order: John Welsh, Todd Zessin, David Brassard, Austin Gelinas, Brian O'Connor, Alternate Patrick McKenney & Town Planner Robin Newton; Absent: Alternates: Ryan Rea & Brian Kleinman. Welcome to new members Austin Gelinas and alternate Patrick McKenney.

2. **Public Hearings:**

Request for extension received from applicant PZC#25-11:
Extension requested to January meeting for:

- **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.

Chairman Derlinga read the Legal Notice into record.

- **PZC#25-12:** Special Permit & Site plan review: Galasso Materials; 60 South Main Street; quarry expansion.
  David Brassard made a motion to open public hearing PZC#25-12; Todd Zessin seconded the motion; votes in favor were Chairman Derlinga, Brian O'Connor & Austin Gelinas; public hearing opened.

  Craig Timpson presented on behalf of Galasso Materials. The quarry has been in business for 75 years. The last expansion was in 2014. He explained that the expansion is strictly a footprint expansion to remove stone from a new area, approximately 19.4 acres in 4 phases. It does not double the business, expand plant capacity or increase truck traffic.

  A couple residents spoke with concern regarding remediation plans in place from 2014 and have they been modified since; truck emissions, noise, use of town roads and preservation of some hiking trails near an old small pox cemetery adjacent to the quarry.
  Public comment was closed.

  The commission had several more questions & concerns. Austin Gelinas questioned the restoration bond and asked if it was sufficient to ensure current restorative processes if needed. Applicant agreed with a revaluation for the 5-year update to address this.
  Brian O'Connor asked if the blasting schedule would change and if blasting materials are stored on site. Blasting will continue on same schedule, as needed; and materials are only brought in on the day of blasting. John Welsh talked about truck routes on town roads as residents have expressed concerns. Mr. Timpson said Galasso is very cognizant of the routes and 100% tries to use only state roads and to make routes follow a continuous pattern rather than back & forth on one road. Mr. Welsh also mentioned the need for an emissions report and if this could be provided.

Commission added condition #12 to submit a quarterly emissions report to the town.

David Brassard made a motion to close the public hearing for application PZC#25-12; Chairman Derlinga seconded the motion; votes in favor were unanimous; hearing closed.

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

4. **Minutes:** David Brassard made a motion to accept the minutes from November 17, 2025, as written; spelling error John Welsh's name; Chairman Derlinga seconded the motion. Votes in favor were all but Todd Zessin who abstained; motion carried.

5. **Communications:**
   - **A.** JRusso's email on behalf of PZC#25-11-1Gateway Blvd for extension to January 13th meeting for public hearing.
   - **B.** Zoning Enforcement Report: nothing to report
   - **C.** Planner Report : N/A
   - **D.** Citation received to appeal the decision of PZC#25-10 from Sanford Ridge Community Association. Members were instructed to not discuss with each other and consult the town attorney if needed.

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

7. **New Business:**

   A. **2026 Meeting Dates** : Chairman Derlinga made a motion to approve the 2026 meeting dates as submitted; David Brassard seconded the motion; votes in favor were unanimous, motion carried.

   B. Public Hearing: David Brassard made a motion to approve: **PZC#25-12:** Special Permit & Site plan review: Galasso Materials; 60 South Main Street; quarry expansion; with 12 conditions as provided by town planner Robin Newton. Todd Zessin seconded the motion; further discussion clarified the need for the expansion is internal and will not increase truck traffic or quarry operations; votes in favor were unanimous, motion carried.

8. **Adjournment**: 8:31 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 10th day of December 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant