PLANNING AND ZONING COMMISSION
EAST GRANBY, CONNECTICUT

Tuesday, March 10, 2026
Regular Meeting
East Granby Town Hall Meeting Room
9 Center Street, East Granby
7:00 pm

MINUTES

1. **Call to Order :** 7:02 pm- Members present when Chairman Welsh called meeting to order: Brian O'Connor, Tom Derlinga, David Brassard, Bob Ravens-Seger, Alternates: Pat McKenney & Bill Hearn. Town Planners: Justin LaFountain & Georgie Driver. Absent: Austin Gelinas & alternate Joel Strong.

2. **Public Hearing:**

Continuation:

- **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.

Jay Ussery of JR Russo, presented on behalf of the applicant. This is Phase 1 of this project. Mr. Ussery discussed the revisions to the drainage and the light plans per the town engineer's conditions. Landscaping has also been revised with the drainage revision to add trees along the street (not blocking sight lines) and 4' hedges hiding cars in the drive-thru. The town engineer is satisfied with the revisions.
Brian O'Connor questioned hours of operation. These would be tenant-based, once a tenant is secured.
Scott Hesketh of FA Hesketh, shared traffic analysis information. Plans for a traffic signal at Gateway and Route 20 have been submitted to OSTA and are now in Step 2 of the process.

Two residents commented on Open Space requirements and the need for a "deceleration" lane to enter the plaza. Georgie Driver explained that the regulations do not require developments to have Open Space, that is for subdivisions. If intersection is signalized, there is no need for the deceleration lane.

Georgie Driver requested items be addressed: lighting plan & snow storage. Mr. Ussery explained there is plenty of green space for snow storage and if it was too much, it would be hauled away. Revised lighting plan has been submitted.
Commission members also expressed concerns in absence of a traffic signal.
Bill Hearn had questions regarding loading and emergency access, Mr. Ussery stated loading would be on the side/rear not facing the street and there is plenty of access for emergency vehicles.

3. **Public Comment on Non-Agenda Items :** none

4. **Minutes:** David Brassard made a motion to approve the minutes from February 10, 2026; Tom Derlinga seconded the motion; Votes in favor were unanimous, motion carried.

5. **Communications:**
   A. **Zoning Enforcement Report** ~ Memo from Mark Goderre, regarding a Notice of Violation sent to resident regarding shipping containers, read into record.

   B. **Planner Report:** Justin LaFountain re-introduced himself and introduced Georgie Driver. Ms. Driver shared her credentials with the commission. Both Mr. La Fountain & Ms. Driver will be working for East Granby. If one cannot attend meetings, the other will and both of them can be consulted regarding any town planning, zoning & wetlands issues.

   C. **CRCOG Meeting March 5** ~ Austin Gelinas, who was absent, attended & did send an email stating the meeting was regarding Housing Growth and there is a presentation available online.

6. **Old Business:** Chairman John Welsh seated alternate Pat McKenney as a voting member tonight. Vice Chairman Brian O'Connor made a motion to approve PZC#25-11, 1 Gateway Blvd; Special Permit & Site Plan Review with 14 conditions; read into record. Tom Derlinga seconded the motion.
There was some further discussion by the commission members; This application is for Phase 1 and applicant will need to apply for further phases when they occur.
David Brassard liked the look and plan for Phase 1; Bob Ravens-Seger felt it a good use of the site.
Property owner Ken Vincunas questioned the condition re: hours of operation to be 6am – 9pm.
Chairman Welsh explained it is for the drive thru and the commission has the right to limit hours.
Once a tenant is established, they can come before the commission if hours needed to be adjusted.

Votes in favor were: Chairman Welsh, Brian O'Connor, Bob Ravens-Seger, Tom Derlinga, David Brassard and Pat McKenney.
Opposed: none
Abstained: None
Motion approved unanimously.

7. **New Business:** none

8. **Adjournment:** Tom Derlinga made a motion to adjourn; Chairman Welsh seconded the motion, votes in favor were unanimous.
   Meeting adjourned at 8:06 pm.

Respectfully submitted this 11th day of March 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant