PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, May 12, 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 John Welsh called meeting to order: Brian O'Connor, Tom Derlinga, Austin Gelinas, David Brassard, Alternate: Bill Hearn & Town Planner: Georgie Driver. Absent: Bob Ravens-Seger & Alternate Pat McKenney.

2. **8-24 Referral:** Solar canopies~Highschool/Middle School & Senior Center Parking Lots. Commission members discussed the solar canopy project. Some concerns were expressed regarding verifying that the project will not increase peak discharge of stormwater runoff, deconstruction cost liability and ensuring there will be no pollution into the storm drains from activities associated with this project. Also, a size discrepancy between page 3- High School System Size (DC):1620 and page 5- system size (DC): 1261.53 KW.

3. **Public Comment on Non-Agenda Items :** Tom Derlinga had public comment regarding why he opposed last month's text amendment.

4. **Minutes:** Brian O'Connor made a motion to approve the minutes from April 14, 2026; Tom Derlinga seconded the motion; Votes in favor were all, except David Brassard abstained; motion carried.

5. **Communications:**
   - **A.** Resignation letter from Alternate member Joel Strong; Chairman Welsh will look into finding a replacement.
   - **B.** Receipt of citation
   - **C. Zoning Enforcement Report** ~ Report from ZEO Mark Goderre was read into record.
   - **D. Planner Report:** Georgie Driver discussed the receipt of the Broad Leaf Nursery Solar Project materials being prepared for submission to the CT Siting Council. It is a courtesy for them to reach out prior to submitting to the Siting Council, for preliminary comments. This is a very large binder of materials and large site plans. The link will be shared with the commission members. Once sent to the council there will be another opportunity to review- advisory only.

Ms. Driver also discussed the Public Act 25-1 ~ Zoning regulations requirements and deadline for July 1. East Granby's Zoning Regulations will need some amending to comply with the public act. Commission requested Georgie prepare the changes needed in an application for receipt at next meeting.

E. CRCOG Meeting ~ Austin Gelinas stated meetings are quarterly, therefore nothing until June 4.

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

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New Business:

Set Public Hearing date of June 9, 2026 for:

- **PZC#26-04:** Application for a text amendment to amend Section 3.06.1.c of the East Granby Subdivision Regulations; Kirk MacNaughton, Applicant; Carl Landolina, Representative *(DOR: 04.14.2026; MPHOD: 06.18.2026; MPHCD: 07.23.2026)*

Receipt of applications & set Public Hearings for June 9, 2026 for:

- **PZC# 26-05:** 117 Peak Mountain Dr – Timothy Brignole, Applicant/Owner- request to split lot to restore lot from previous subdivision approval *(DOR: 05.12.26; MPHOD:07.16.2026; MPHCD:08.20.2026)*

- **PZC# 26-06:** 129 South Main Street-Matt Trusz Applicant/Owner-special permit application for a year-round farm stand *(DOR: 05.12.26; MPHOD:07.16.2026; MPHCD:08.20.2026)*

7. **Adjournment:** Tom Derlinga made a motion to adjourn; Bill Hearn seconded the motion, votes in favor were unanimous.
Meeting adjourned at 7:51 pm.

Respectfully submitted this 13th day of May 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant