PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

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

MINUTES

1. **Call to Order :** 7:03 pm- Members present when Chairman John Welsh called meeting to order: Brian O'Connor, Tom Derlinga, Bob Ravens-Seger, Austin Gelinas, David Brassard, Alternates: Bill Hearn, Pat McKinney & Town Planner: Georgie Driver.

2. **Public Hearings**: Chairman Welsh read the legal notice into record.

- **PZC#26-04:** Application for a text amendment to amend Section 3.06.1.c of the East Granby Subdivision Regulations; Kirk MacNaughton, Applicant/Owner; Carl Landolina, Representative**.** Atty Landolina presented the application**.** He read the current regulation into record, questioning why this is the only section in the regulations that refers to a road as a "town" road. Elsewhere in the regulations the term is "public". Atty Landolina cited the case: Andrews v. PZC of Wallingford, 2006. Commission's concern on maintenance on private roads.

  Chairman Welsh opened the floor to public comment – none.

  Georgie Driver stated that the commission has time and may want to wait for input from traffic dept, fire dept and town attorney.

  Chairman Welsh made a motion to close public hearing, Tom Derlinga seconded the motion. Votes in favor were unanimous; motion carried.

- **PZC# 26-05:** 117 Peak Mountain Dr – Timothy Brignole, Applicant/Owner- application to resubdivide to restore former lot from previous subdivision approval. Guy Hesketh, FA Hesketh & Associates, presented on behalf of applicant. In 1990's , 5 lots were subdivided as Peak Mountain Estates. When Mr. Brignole bought his property, 117 Peak Mountain Drive, he purchased Lot # 3 and merged it with his. They wish to re-establish Lot #3 as a separate building lot. They have received a positive referral from Inland Wetlands Conservation Commission and FVHD states it is a suitable building lot.
  Timothy Brignole spoke stating they wish to make this a building lot for family to use to build a home.
  Jacob Fersch, Tim's son-in-law, also spoke as he is the one who would build a dream home there.

  Chairman Welsh opened the floor to public comment – none.

  Georgie Driver stated conditions of approval, that the surveyor adds dashed line setbacks and lot line labels subject to review and final approval by staff before submitting mylars.

Tom Derlinga made a motion to close public hearing; Chairman Welsh seconded the motion. Votes in favor were unanimous; motion carried.

- **PZC# 26-06:** 129 South Main Street-Matt Trusz Applicant/Owner-special permit application for a year-round farm stand. Matt Trusz presented his Special Permit application. The farm currently has a seasonal farm stand and would like to make it year-round. They will be removing the smaller seasonal stand and have replaced it with a 236 sq ft building. There is adequate parking and he has met the conditions in the regulations.

  Chairman Welsh opened the floor to public comment- Tim Brignole spoke in favor of buying locally grown goods and feels a farm stand is a great resource to residents.

  Georgie Driver stated the applicant has requested a waiver of what would have been a $1600 application fee, due to the acreage of his farm, and has paid $260. She also stated this permit is in line with our POCD.

  Brian O'Connor made a motion to close public hearing; Tom Derlinga seconded the motion. Votes in favor were unanimous; motion carried.

  Tom Derlinga made a motion to approve **PZC#26-05,** 117 Peak Mountain Dr – Timothy Brignole, to resubdivide to re-establish Lot # 3 from previous subdivision approval with conditions that the surveyor adds dashed line setbacks and lot line labels subject to review and final approval by staff before submitting mylars; Chairman Welsh seconded the motion; Votes in favor were unanimous; motion carried

  Brian O'Connor made a motion to approve **PZC#26-06**, 129 South Main Street-Matt Trusz special permit application for a year-round farm stand with waiver to accept the fee of $260.. Tom Derlinga seconded the motion; Votes in favor were unanimous; motion carried.

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

4. **Minutes:** Tom Derlinga made a motion to approve the minutes from May 12, 2026; Brian O'Connor seconded the motion; Votes in favor were all but Bob Ravens-Seger abstained; motion carried.

5. **Communications:**
   - **A. Zoning Enforcement Report:** Mark Goderre, ZEO, report stated several violations have come into compliance.
   - **B. CRCOG June meeting**: Austin Gelinas attended; topic was PA-25-1 and July deadline.
   - **C. Director of Planning Report**: Georgie Driver discussed the letter she will send to Broad Leaf Solar regarding the large solar project on former Monrovia Nursery land. Letter presents some concerns & questions about the project. She is also working on updating all applications and fee schedules and will have those for the commission's review.

D. Additional communications:
Letter dated June 8, 2026, from Todd Zessin, Chairman, Republican Town Committee: Selection of Jay Tran to fill PZC alternate member vacancy.
Letter dated June 8, 2026, from Jason Hayes, First Selectperson: recommending Jon Trusz to fill the PZC alternate member vacancy.
Chairman Welsh would like both gentlemen to attend the July meeting, meet with the commission and then a decision will be made.

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

7. **New Business:**

Receipt of applications & set Public Hearings for:

- **PZC# 26-07:** PZC – text amendments for PA-25-1: **PH 07.14.2026**
- **PZC# 26-08:** 7 Airport Park Road – Coherent, BDL Associates, LLC; Borghesi Building, Representative- Special Permit application for construction of 30,000 square foot addition & parking: **PH 07.14.2026**
- **PZC# 26-09:** PZC- text amendments to provide language of Data Centers under Sections II.A.2 and II.C: **PH 07.14.2026**
- **PZC# 26-10:** 121 Hartford Ave. – Rosaly Morsheimer, Applicant; Timothy Brignole, Owner -Change of Use & Site plan revision to change to small retail establishment. **No PH needed**

8. **Adjournment:** Tom Derlinga made a motion to adjourn; Brian O'Connor seconded the motion, votes in favor were unanimous.

Meeting adjourned at 8:32 pm.

Respectfully submitted this 10th day of June 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant