PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, July 14, 2026
Regular Meeting
East Granby Town Hall Meeting Room
9 Center Street, East Granby
7:00 pm

MINUTES

1. **Call to Order :** 7:05 pm- Members present when Chairman John Welsh called meeting to order: Brian O'Connor, Tom Derlinga, Bob Ravens-Seger, , David Brassard, Alternate Bill Hearn & Town Planner: Georgie Driver. Absent: Austin Gelinas & alternate Pat McKenney

2. **Public Hearings**: Chairman Welsh read the legal notice into record.
Chairman Welsh seated alternate member Bill Hearn as a voting member tonight.

   - **PZC# 26-07:** PZC - text amendments for PA-25-1; Georgie Driver presented the amendments with provisions of PA 25-1 by modifying Sections II, V, and Section X in the Zoning Regulations for Middle Housing, Summary Review, Site Development Criteria, Design Criteria, and Parking.

   Chairman Welsh opened the floor to public comment – none.

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

   - **PZC# 26-09:** PZC - text amendments to provide language for Data Centers under Sections II.A.2 and II.C; Georgie Driver presented the amendments to being proposed to add definitions of data centers and add it to the prohibited use section U.A.2. She provided two definitions to choose from for the data centers, citing #1 from the Town of Morris, CT and #2 from the State of New Jersey.

   Chairman Welsh opened the floor to public comment – none.

   Brian O'Connor made a motion to close public hearing; 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 June 9, 2026; David Brassard seconded the motion; Votes in favor were unanimous; motion carried.

5. **Communications:**
   A. **Alternate vacancy:** Chairman Welsh wishes to discuss with Town Attorney before bringing to a commission vote. He would like to review past history of having 2 prospective candidates.

B. Zoning Enforcement Report: none

C. Director of Planning Report: Georgie Driver discussed a prospective developer looking to build a car wash in the CP-A zone. Asked the commission how they should apply, as a Special Use Permit with similar and compatible uses or a Site Plan Review. Agreement was had to have them do the SUP.

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

7. **New Business:**

- **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: ***WITHDRAWAL RECEIVED JUNE 16, 2026***

- **RECEIPT OF:**
  a. **PZC# 26-12:** 7 Airport Park Road – Coherent, BDL Associates, LLC; Borghesi Building, Representative- Site Plan Modification for construction of 30,000 square foot addition & parking: (REVISED PLANS & ARCHITECTURALS)

  b. **PZC# 26-11**: PZC-text amendment, flood plain regulation updates per NFIP 44 CFR Part 60.3 (d) for FEMA compliance; PH ~ September meeting.

- **PZC# 26-10:** 121 Hartford Ave. – Rosaly Morsheimer, Applicant; Timothy Brignole, Owner -Change of Use & Site plan revision to change to small retail establishment, Stardust & Roots, LLC. Brian Denno of Denno Land Surveying, presented on behalf of the applicant. There will additional parking in the rear, widening of the entrance to allow 2-way traffic and a concrete dumpster pad.

Tom Derlinga made a motion to approve **PZC#26-10** with standard conditions; Brian O'Connor seconded the motion; Votes in favor were unanimous; motion carried.

- **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 4.14.26; MPHOD 06.18.26; PH closed 06.09.2026)* ~ The commission discussed the subdivision regulations concerning "roads". Brian O'Connor made a motion to approve PZC#26-04 to amend Section 3.06.1.c of the East Granby Subdivision Regulations, removal of the word "town".

Tom Derlinga seconded the motion. Votes in favor were zero; votes opposed unanimous; motion denied without prejudice.

- Brian O'Connor made the motion to Approve **PZC# 26-07**- Text Amendment Revisions to comply with provisions of PA 25-1 by modifying Sections II, V, and Section X in the Zoning Regulations for Middle Housing, Summary Review, Site Development Criteria, Design Criteria, and Parking; Town of East Granby, Applicant; WITH THE EFFECTIVE DATE OF JULY 30TH 2026 pending Town Clerk Filing and legal action ad publication and the finding that the proposal is in line with the Plan of Conservation and Development housing's chapter. Tom Derlinga seconded the motion; Votes in favor were: Brian O'Connor, Bill Hearn, Chairman John Welsh, Davis Brassard & Bob Ravens Seger; Tom Derlinga abstained; Motion carried.

- Brian O'Connor made the motion to Approve **PZC# 26-09**- Text Amendment Application to provide language for data centers in Sections II.A.2 and II.C of the Zoning Regulations; Town of East Granby, Applicant; WITH THE EFFECTIVE DATE OF JULY 30TH 2026 pending Town Clerk Filing and legal action ad publication and the finding that the proposal is in line with the Plan of Conservation and Development referenced therein. Adopting definition #1 from the proposed version. Bill Hearn seconded the motion. Votes in favor were unanimous; motion carried.

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

Meeting adjourned at 9:06 pm.

Respectfully submitted this 16th day of July 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant