



PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, September 8, 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, Bob Ravens-Seger, Austin Gelinas, David Brassard, Alternate Bill Hearn & Town Planner: Georgie Driver. Absent: Alternate Patrick McKenney
2. **Public Hearings**: Chairman Welsh read the legal notice into record.
 - **PZC# 26-11**: PZC - text amendments for flood plain regulation updates per NFIP 44 CFR Part 60.3 (d) for FEMA compliance.
Georgie Driver presented the text amendment changes and read them into record. Edits need to be completed prior to November 13, 2026.
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# 26-13**: Lot 17-53~ # 8 International Drive; Special Use & Site Plan for Car Wash facility Riverbend Development CT, LLC, Owner; Maulucci Properties, Applicant; FA Hesketh, Representative
Guy Hesketh presented on behalf of the applicant. He shared aerial views and plans. Commission members discussed details with Mr. Hesketh. Building has a New England aesthetic; water is regulated by DEEP to be tested annually for contaminants; The facility will be using MDC water and sewer.

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.

3. **Public Comment on Non-Agenda Items** : None
4. **Minutes**: Brian O'Connor made a motion to approve the minutes from July 14, 2026; Bob Ravens-Seger seconded it; Votes in favor were unanimous; motion carried.
5. **Communications**:
 - **Zoning Enforcement Report**: none
 - **Director of Planning Report**: Georgie Driver will share land use application revisions during New Business.
6. **Old Business**: Alternate member position: Republican Town Committee has referred Jay Tran to fill the position; The First Selectman's office has referred Jon Trusz.



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Tom Derlinga made a motion to nominate Jay Tran for the alternate position.

Chairman John Welsh seconded the motion;

~Votes in favor of Jay Tran being selected: Tom Derlinga, David Brassard and Chairman John Welsh.(3)

Votes opposed: Brian O'Connor, Austin Gelinas & Bob Ravens-Seger. (3)

Votes – tied : Motion denied.

Brian O'Connor made a motion to nominate Jon Trusz for the alternate position; Bob Ravens-Seger seconded the motion;

~Votes in favor: Brian O'Connor, Austin Gelinas, Bob Ravens-Seger and Chairman John Welsh. (4)

Votes opposed: Tom Derlinga & David Brassard. (2)

Motion carried.

7. **New Business:**

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

Allan Borghesi presented. Commission asked about the need for this addition.

Steffen Wilhelm from Coherent explained the reason for the expansion: demand for fiber optic has increased; the company wants to meet these demands.

Erika Fairlie, architect on the project, shared drawings and details.

Commission asked applicant if they are willing to extend the decision 15 extra days, since their 65-day timeframe was close to expiring, to a Special Meeting, on September 30. Applicant agreed; Special Meeting to be scheduled for Wednesday September 30, 2026, at 12:00 pm.

- Georgie Driver shared revised PZC Land Use applications with the commission. Commission will review and discuss further at next regular meeting.
- Brian O'Connor made a motion to Approve **PZC# 26-13-** Lot 17-53~ # 8 International Drive; Special Use & Site Plan for Car Wash facility Riverbend Development CT, LLC, Owner; Maulucci Properties, Applicant; with conditions as noted in staff report; including additional architecture details approval by staff and hours of operation, 7 days a week, 6:00 am – 9:00 pm; Bob Ravens-Seger 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 9:21 pm.

Respectfully submitted this 9th day of September 2026,

Michele Leadbeater

East Granby Building & Land Use Administrative Assistant