

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
October 11, 2016**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, October 11, 2016. Members present when Chairman John Welsh called the meeting to order at 7:03 p.m. were David McNally, Daniel Velcofsky, Thomas Derlinga, David Brassard with alternates Yvon Lemieux and Angela Ciottone.

**PUBLIC HEARING**

**A. POCD Update 2014 (#16-08) (rec'd 6/14/16) (h/d 9/13/16 cont'd to 10/11/16)**

Mr. Haynes explained that 16 maps have been finalized. The additional maps will be completed shortly and will be available for review and comment on the website. Additional comments had been received from W. Rebenske, Angela Ciottone, and Timothy Brignole. Mr. Haynes replied to Mr. Brignole and there was a short discussion on the village center area. Mr. Haynes reviewed and explained each map that was available on the list. CRCOG comments were read into the record.

With the exception of an inquiry on copies available on studies mentioned in the POCD by resident Ian Clark, there were no further comments. The public hearing will be continued to 10/25/16 to allow for further comments on any new maps or versions. The public hearing portion of the meeting closed at 7:33 p.m.

**DISCUSSION WITH APPLICANT AND/OR PUBLIC**

None

**MINUTES**

A motion was made by Daniel Velcofsky & seconded by Thomas Derlinga to approve the minutes of 9/13/16 as submitted. Votes in favor were unanimous by those in attendance at that meeting. (McNally, Welsh, Velcofsky, Derlinga & Brassard). Motion carried.

**COMMUNICATIONS**

The Commission received:

- Application #16-09 by Borghesi Engineering for a revised site plan for 10 Airport Park Road
- Application #16-10 by D I Paine for a revised site plan for 54 Floydville Road
- Letter dated 9/28/16 by Walter Rebenske and an email from Angela Ciottone regarding Application #16-08 – POCD update.
- Letter dated 9/14/16 by Timothy Brignole regarding Application #16-08 – POCD update and staff comments in reply dated 10/03/16
- Zoning Enforcement report
- Revised POCD maps
- Report from Town Engineer & staff for Application #16-10 dated 10/11/16 for 54 Floydville Road

**OLD BUSINESS**

A. **Zoning Enforcement Report** – The report covered a time period of August-October 2016 and included 9 separate items that Mr. Haynes reviewed with the Commission. There has been significant progress on some long standing issues.

Mr. Welsh wanted it noted that the Town DPW in conjunction with Suffield, did an excellent and professional job at Griffin Road and Copper Hill Road.

**B. Planner Report -**

- a. Administrative Site Plan Approvals: - Mr. Haynes distributed & explained the revisions for paving @ 103 Hartford Avenue. Most of the site plan requirements have now been completed also.

C. **CRCOG Regional Meeting Report** – Mr. Brassard reported that the September meeting was in regards to public health and drinking water.

**NEW BUSINESS**

A. **POCD Update 2014 (#16-08) (rec'd 6/14/16) (h/d 9/13/16 cont'd to 10/11/16)**

No action taken. Public hearing continued to 10/25/16.

B. **Request by Rick Granger**/Conditional to Final Approval/Heritage Acreage

Mr. Granger stated that the work is complete and was inspected during construction by the Town Engineer and DPW. An as-built was also submitted. New mylars for signature were given to the Commission.

A motion was made by Daniel Velcofsky and seconded by David McNally to approve the request by Rick Granger to change the approval for the Heritage Acreage Subdivision from conditional to final. Votes in favor were unanimous. Motion carried. (Yvon Lemieux voted in place of absent member Robert Ravens-Seger).

C. **Alan Borghesi** – Revised Site Plan/10 Airport Park Road Addition  
(#16-09) (rec'd 10/11/16) (d/d 12/06/16)

More information is needed and this application was tabled to the 10/25/16 meeting.

D. **D.I. Paine** – Revised Site Plan/54 Floydville Road  
(#16-10) (rec'd 10/11/16) (d/d 12/06/16)

Kevin Clark, engineer for the project and representing the applicant, discussed the existing conditions on the site. An additional parcel of land was purchased in order to expand the business to meet DEEP mandates. The revised site plan includes the construction of a new access drive, creating an empty dumpster storage area (on the new

parcel) and adding an additional building for storage 54 Floydville Road. Drainage, detention basins and paving were explained. Lot coverage for 54 Floydville would be 38% and 7% on the new parcel (it was noted that the maps displayed .07% - which is a typo which will be corrected). Wetlands approval has been received and the conditions of such have been added to the plans. Both staff and Town Engineer's comments dated 10/11/16 have been received and the applicant had no objection to the conditions. Mr. Haynes reviewed those conditions for the Commission.

A motion was made by David McNally and seconded by Thomas Derlinga to approve Revised Unified Site Plan Application #16-10 by D.I. Paine subject to conditions set forth by both staff and Town Engineer in comments dated 10/11/16 for 54 Floydville Road. Votes in favor were unanimous. Motion carried. (Angela Ciottone voted in place of absent member Robert Ravens-Seeger).

### **ADJOURNMENT**

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 8:17 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant