

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
March 8, 2016**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, March 8, 2016. Members present when Chairman John Welsh called the meeting to order at 7:00 p.m. were David McNally, Daniel Velcofsky, Thomas Derlinga, David Brassard, Robert Ravens-Seger, alternate member Dillon Tyman and alternate member Yvon Lemieux. Alternate member Leo Stemp arrived at 7:03.

PUBLIC HEARING

- A. Michael Latonie/Zoning Regulation Change/Commerce Park A
Add gasoline service stations by special permit (#16-01)
(rec'd 1/12/16) (h/d 3/08/16) (d/d 4/12/16)

The legal notice was read into the record.

Alternate member Leo Stemp arrived at 7:03.

Applicant and owner Michael Latonie asked the Commission to consider the proposal as he didn't see any other use for the property and his land would be useless.

Present, to represent the applicant, were Bob Bolduc from Pride Gas Stations and their Corporate Attorney, Jim Channing. Mr. Bolduc stated that they had made a presentation to the EDC who voted in favor of the proposal. He discussed the proposal for the regulation change. He reviewed the current regulations and what revisions were proposed and why. He stated that competition was good and that there would be economic benefits to the town. He displayed the possible concept plan for Mr. Latonie's property.

Mr. Haynes noted that a light is planned in the future for the Gateway Boulevard entrance and he questioned whether the applicant had taken that into consideration. They had not. Mr. Welsh explained that this application was for a regulation change which is not site specific and a concept plan is not a part of this application for the Commission's consideration.

There was a long discussion on the history of allowing drive-thru windows and how the original 1500 feet was determined. Mr. Welsh stated that there has always been concern with the possible proliferation of drive-thru windows and protecting Route 20 from "becoming Route 75". He asked why we would bend the rules now. Mr. Bolduc noted that the Commission could strike out or revise any portion of the proposal as they saw fit.

CRCOG comments dated 1/26/16 were read into the record. Mr. Haynes reviewed his comments dated 2/5/16 in which he mentioned past reports and all Plans of Conservation

and Development – none of which supported this proposal. He did not recommend approval based on these studies, documents and public comment during POCD workshops. A memo unanimously in favor of the proposal from the EDC dated 3/07/16 was also read into the record.

There was discussion on other possible uses at the site, opening “Pandora’s box” to allow more gas stations, work on the current POCD and recommendations for changes to current zones and the possible creation of a transitional zone. Mr. Welsh discussed many of the changes that have occurred during his 14 years on the Commission and what was accomplished for Route 20 and the “industrial area”. The Commission should consider what is best for the community. He noted that a zone change to Business was more appropriate than changing the uses in the CP “A” zone. Safety issues and traffic concerns were discussed. Mr. Derlinga stated that the applicant is twisting the regulations to suit their specific use and what is to prevent that from happening again - when would it stop? Other Commission members agreed.

Paul Oliva, EDC Chair, spoke in favor of the application. He stated that it was a reasonable proposal and it would be a good location for one more. He reiterated that the decision by the EDC was unanimous. He stated his concerns with the existing gas stations. He noted the diesel component was important and this would be positive development for the Town.

The public hearing closed at 8:37 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by David McNally & seconded by Daniel Velcofsky to approve the minutes of 1/12/16 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

February

- CT Federation of Planning & Zoning Agencies newsletter & notice of the annual conference
- An extension request for Application #16-01 to delay the public hearing until the 3/08/16 meeting
- CRCOG comments dated 1/26/16 and staff comments dated 2/05/16 for Application #16-01
- The Commission’s own regulation change Applications #16-02 for farm stands and #16-03 for gasoline stations in the Village Center Zone
- ZEO report dated 2/08/16

March Communications

- IWC Minutes for 3/02/16
- A copy of a DOT submittal to the DEEP for the bridge replacement over Muddy Brook on Route 20.
- CRCOG comments for Applications #16-02 & #16-03
- Letter dated 3/7/16 from the EDC regarding Application #16-01
- POCD drafts

OLD BUSINESS

A. **Zoning Enforcement Report** – No March report submitted. With the good weather, enforcement of property clean-ups will resume.

B. **Planner Report -**

- a. Administrative Site Plan Approvals: None
- b. POCD 2014 – Mr. Haynes distributed drafts of the first 8 chapters. Members were asked to review for a lengthy discussion at the next meeting. Other chapters will be available shortly.

C. **CRCOG Regional Meeting Report** – Mr. Brassard had a meeting in January. Most of the discussion was about overlay zones.

NEW BUSINESS

A. Michael Latonie/Zoning Regulation Change/Commerce Park A
Add gasoline service stations by special permit (#16-01)
(rec'd 1/12/16) (h/d 3/08/16) (d/d 4/12/16)

No action taken.

B. POCD 2014 Drafts

See “Old Business”, “B. Planner Report”

C. Commission’s Zoning Regulation Change/Farm stands
(#16-02) (rec'd 2/09/16) (h/d 4/12/16)

No action taken. Public hearing is set for April 12, 2016.

D. Commission’s Zoning Regulation Change/Gas Stations in VC Zone
(#16-03) (rec'd 2/09/16) (h/d 4/12/16)

No action taken. Public hearing is set for April 12, 2016.

ADJOURNMENT

A motion was made by David McNally and seconded by Daniel Velcofsky to adjourn the meeting at 8:50 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney

