

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
MINUTES  
May 23, 2017**

A special meeting of the East Granby Planning & Zoning Commission was held on Tuesday, May 23, 2017. 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 and Robert Ravens-Seger. Also present were alternates Angela Ciottone and Yvon Lemieux.

As there was no objection, the start of the public hearing was delayed to take action on other new business item.

**NEW BUSINESS**

- B. 40 % Waiver – 12 Bayberry Drive/Al Leadbeater  
In-ground pool and pool house

Mr. Welsh recused himself on this item. Daniel Velcofsky took over as Acting Chairman. Mr. Haynes reviewed his staff comments. Total accessory structures would increase to 63.8% of the living area. The parcel is 2.8 acres which is large enough to accommodate what is proposed and it would not be detrimental to the neighbors. The request was not excessive.

Mr. Velcofsky asked Mr. Lemieux to vote in place of Mr. Welsh. A motion was made by David McNally to approve the waiver of the 40% rule as recommended by staff. Votes in favor were unanimous. Motion carried.

Mr. Welsh returned as Chairman for the remainder of the meeting.

**PUBLIC HEARING**

The public hearing commenced at 7:07 p.m.

- A. Michael Latonie/Regulation Change Application (#17-05)  
Revision to Section V.B.5.h. to add “restaurant” use  
(rec’d 4/11/17) (h/d 5/09/17 cont’d to 5/23/17) (d/d 7/11/17)

James Channing, representing the applicant, deferred to Mr. Haynes to discuss the amendment to the revisions to the original proposal. The amended revisions were agreed to by the applicant.

Mr. Haynes explained that he discussed his earlier proposal with the Town Attorney. Part of what was originally proposed as a revision would require a new application. Any revisions to the Zoning Regulation Section as noted in the legal notice would be

acceptable. An amended version was distributed to the Commission eliminating any of the revisions proposed to other sections of the regulations.

Mr. Welsh questioned allowing the addition of a definition. Mr. Welsh also recommended the removal of the bullet point regarding outdoor seating as he didn't see it as appropriate. Ms. Ciottone noted that a convenience store does serve food and she didn't see the need to add additional wording for "restaurant". She doesn't feel it's an appropriate use in the CPA Zone. She stated that the Commission is "opening the door" and should not consider this revision. Mr. Ravens-Seger stated that this is either restricting or expanding the scope, depending on how you look at it. Mr. Haynes noted that the existing Gibbs Station is in a Business Zone so the restaurant use is allowable. He stated that instead of discussing the regulation, the Commission should be determining whether a restaurant in general should be allowed in the CPA Zone.

CRCOG comments dated 4/27/17 were read into the record.

Mr. Welsh went on record to state he did not support the proposal and saw no benefit to the community. No one spoke in favor. No one was opposed. There were no further comments. The public hearing closed at 7:28 p.m.

### **NEW BUSINESS**

- A. Michael Latonie/Regulation Change Application (#17-05)  
Revision to Section V.B.5.h. to add "restaurant" use  
(rec'd 4/11/17) (h/d 5/09/17 cont'd to 5/23/17) (d/d 7/11/17)

A motion was made by John Welsh and seconded by Daniel Velcofsky to approve the latest amended revised regulation change for Application #17-05 by Michael Latonie with the removal of the last bullet regarding outdoor seating for reasons discussed during the two public hearings. Votes in favor were four (4) – McNally, Velcofsky, Derlinga & Brassard). Opposed were two (2) – Welsh & Ravens-Seger. Motion carried. The effective date of the regulation shall be 6/17/17.

### **MINUTES**

A motion was made by Daniel Velcofsky & seconded by David Brassard to approve the minutes of 5/09/17 as submitted. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

- Revised regulation change proposal for Application # 17-05 by Michael Latonie
- 40% waiver request for 12 Bayberry Drive for an in-ground pool & pool house
- Staff comments for the 40% waiver request for 12 Bayberry Drive
- Administrative approval application for Tim Brignole – re: landscape buffer for winery bond

Mr. Haynes had not yet approved the administrative approval. He explained that the row of white pines was requested by the owners of the abutting property at 117 Hartford Avenue. This was at the time of the winery application to add a landscaped buffer. The trees were installed but many have died. A bond is in place to ensure the trees are re-planted. Mr. Brignole is now purchasing the property and wishes to remove the trees and replace with grapevines instead. No one had an issue with the change but noted that the approval shall not be signed nor the bond released until proof of the purchase has been submitted.

**OLD BUSINESS**

None.

**ADJOURNMENT**

A motion was made by David McNally and seconded by Daniel Velcofsky to adjourn the meeting at 7:34 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant