

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
January 23, 2018**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, January 23, 2018. Members present when Chairman John Welsh called the meeting to order at 7:03 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Robert Ravens-Seger and with alternates Daniel Velcofsky and Mark Ricketts

PUBLIC HEARING

A. Pride Gas (#17-08) Special Permit

SE Corner Rainbow Road/Route 20 – gas station/convenience store
(rec'd 10/10/17) (h/d 11/14/17 cont'd to 12/12/17 & 1/09/18) d/d 2/13/18)

Robert Bolduc, a principal with Pride Gas, reviewed the option presented at the end of the last public hearing. He has withdrawn his original designs. After discussion with staff, revisions were made and now there is a new option.

Mr. Haynes noted that his comments from 1/1/9/18 were based on the first option. He did not receive the second option until 1/23/18. Both he and the Town Engineer feel the second option was safer with better separations between truck traffic and passenger cars. Truck ingress/egress is all to a lighted intersection at Hazelwood Road. The Stone Road issue has been eliminated. Cannot fully comment as the plan is only a concept design – no grading plan and other details. He recommended continuing the public hearing again so a review can be made of the full set of plans based on the new design.

Mr. Bolduc noted that they have gone from one extreme to the other but this latest design is the best. He reviewed the queueing and traffic analysis that was submitted based on five different existing locations. He was looking for the Commission to let him know which plan they liked bet. Mr. Welsh stated it was not the Commission's job to "pick or design what the application should be." It's the applicant's decision. Mr. Bolduc stated that the newest option was the best and that would be their submittal.

Scott Hesketh, traffic engineer for the project, noted that there wasn't enough time to complete a full set of plans for this hearing. After the first option was reviewed by staff, the second option made more sense. In reviewing the newest option layout, Mr. Hesketh reviewed how the truck cueing, truck turning radii, parking, bollard installations and ingress/egress would work. The numbers and calculations show that this design will accommodate the volume. Mr. Hesketh distributed plans that showed truck turning radius designs for all possible turning movements. These will be finalized with the new plans. Mr. Hesketh noted, in response to a question on GPS issues, that he would contact the appropriate companies to have it eliminated and if allowed a sign would be proposed in Windsor to prevent use of Stone Road.

There was discussion between Mr. Hesketh and Mr. Haynes on widening Hazelwood for dedicated turning lanes. Mr. Hesketh did not deem it necessary but would do so if needed for this application to be approved.

Mr. McNally suggested turning the truck parking 90 degrees which would be a safer layout. This was agreed too. With the latest design, there was no need to revise the wetland permit approval. Mr. Hesketh also briefly reviewed the passenger car area building design, layout, parking, and walkways. There was an electric vehicle charging station also.

Under public comment, Paul Oliva, Chairman of the Economic Development Commission noted that his Commission was strongly in favor of the latest option.

Robert Bologna, a resident on Stone Road in Windsor, still had concerns for the amount of truck traffic as the Dollar Tree warehouse is a 24/7 operation. He commented on GPS issues, truck parking, and peak traffic times.

The public hearing portion of the meeting closed at 8:12 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by David McNally & seconded by Thomas Derlinga to approve the minutes of 1/09/18 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Revised maps, revised layouts, staff report dated 1/19/18, a queuing/traffic analysis, comments from Tim Lescalleet of Griffin Land and comments from the Town Engineer dated 1/23/18 for Pride Application #17-08
- CT Federation of Planning & Zoning Agencies Quarterly Newsletter
- Any items noted as received during the public hearing.

OLD BUSINESS

A. **Zoning Enforcement Report** – No report submitted.

B. **Planner Report** -

- a. Administrative Site Plan Approvals: None

C. **CRCOG Regional Meeting Report** – No one was able to attend the meeting.

D. **Public Act Opt Out** - temporary health care structures – No action taken.

E. Pride Gas (#17-08) Special Permit

SE Corner Route 20/Hazelwood – gas station/convenience store
(rec'd 10/10/17) (h/d 11/14/17 cont'd to 12/12/17, 1/09/18 & 1/23/18) (d/d 2/13/18)

No action taken. Hearing has been continued to 2/13/18.

F. Election of CRCOG Representatives

A motion was made by John Welsh and seconded by Thomas Derlinga to nominate and elect as Co-Representatives Amanda Thompson and Robert Ravens-Seger. Votes in favor were unanimous. Motion carried.

NEW BUSINESS

A. First National Bank of Suffield – 1 Turkey Hills Road (#17-12)

Special Permit for Bank with Drive –thru
(rec'd 1/09/18) (h/d 2/13/18) (d/d 4/10/18)

No action taken. Public hearing is scheduled for 2/13/18.

B. Nancy DiScipio – 10 Hazelwood Road (#17-13)

Special Permit for Indoor Recreation – Gymnastics/Cheerleading
(rec'd 1/09/18) (h/d 2/13/18) (d/d 4/10/18)

No action taken. Public hearing is scheduled for 2/13/18.

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