

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

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, October 23, 2018. Members present when Chairman John Welsh called the meeting to order at 7:05 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, Robert Ravens-Seeger and with alternate member Daniel Velcofsky.

**PUBLIC HEARING**

The legal notice was read. As the applicant for item “A” was not present, the Commission proceeded to item “B”.

**B. Charles Glanovsky/Zoning Regulation Change/Breweries (#18-07)  
(rec’d 9/11/18) (h/d 10/23/18) (d/d 12/11/18)**

Mr. Glanovsky was present with his business partner. He discussed his desire to move their current brewery to town. They would be manufacturing beer as well as offer a tap room for tastings and have a room for special events. He is currently interested in a location on Kripes Road.

Mr. Haynes reviewed regulations in other Towns and in which zones they locate breweries. A general business description was submitted with the application. It was noted that for the brewing process, water & sewer availability was desired. Gary reviewed the regulations in detail including parking, hours of operation and public outdoor events. The tap room is accessory to the brewery. They will not be open 7 days a week. If approved, a special permit application will be necessary. It was noted that this application differs from the vineyard/winery as it is not in or near a residential area. Several items were removed from the regulations as the Commission preferred to handle them as part of each individual special permit application.

No one spoke in favor, No one was opposed. There were no general comments from the public. CRCOG comments were read. The public hearing closed on this application.

**A. Timothy Brignole/Zoning Regulation Change/ Wineries (#18-05)  
(rec’d 7/10/18 (h/d 8/14/18 cont’d to 9/11/18 & 10/23/18) (d/d 11/13/18)**

Mr. Brignole noted that this was a regulation change and not a site plan application. If approved, he will need to submit a revised special permit application.

H noted that the 3 day outdoor activity should be changed to 2 day and they should not occur on a Friday, Saturday or Sunday. He discussed revising the hours of operation for the tasting room from Mon - Sat. 11am -7pm to Mon-Fri 11am-9pm. Sat. 11am-10pm and Sun 11am to 7pm. He said these were standard typical hours. He recommended the hours for the regulations but noted he would close on Sunday at 5pm.

The Commission and Mr. Brignole spent time reviewing sections of the regulations regarding, indoor functions, food trucks, outdoor functions, tasting room events (i.e. trivia night, karaoke, sip & paint nights), wine pairing events, and his current hours of operation which are beyond what is currently approved. It was noted by the Commission that this is a vineyard/winery and not a bar/restaurant. Mr. Brignole said his business is to sell and serve his wines while providing entertainment. Amanda Thompson noted that the primary focus should be agricultural not commercial. Mr. Brignole responded that his wines are top-rated, award-winning and well respected. He noted that these are regulations to lay a format for his and other wineries.

Mr. Brignole noted that the limit on the number of people should be based on parking and the evaluation of any space by the Fire Marshal. Mr. Haynes noted that the upstairs private function room was allowed by Fire Marshal for 150 people standing or seated and 126 seated at tables. The tasting room was limited to 64 maximum. Mr. Haynes also noted an error within the regulations regarding landscape buffers was missing.

Mr. Brignole stated he has found out what works and what doesn't. It is a work in progress and he is trying his best to accommodate the surrounding residential neighborhood. The regulations were reviewed line by line as to proposed revisions, deletions and additions.

No one spoke in favor. In opposition/general comments, many of the abutting neighbors were still concerned with hours of operation, inadequate parking, outdoor lighting, music/noise and people outside wondering the property. Photos were distributed to the Commission regarding these issues. Because of the issues with people outdoors, there was discussion on adding a buffer area to regulations. Mr. Brignole reiterated his desire to be a good neighbor and discussed many of the modifications he has made or will make to address the issues.

CRCOG comments were read into the record. The public hearing closed on this application. The public hearing portion of the meeting ended at 9:14pm.

A short break was taken. The meeting resumed at 9:22pm.

## **DISCUSSION WITH APPLICANT AND/OR PUBLIC**

### **A. Kirk MacNaughton – Black Bear Run**

Mr. MacNaughton was again present for feedback on the possibility of the Commission's willingness to approve waivers for a future subdivision application. He summarized what he had discussed at the last meeting. The waivers he was seeking were to allow a private road off a private road (rather than intersect with a Town/public road) and to allow for a dead end cul-de-sac to exceed 1200 feet. He would be extending the road to 1700 feet. The entire neighborhood would then consist of 18 houses.

Mr. Haynes had distributed the history of the applications for the Rolling Green area. The Commission has worked hard to accommodate Mr. MacNaughton as best they could within the confines of the regulations. He currently has an approved subdivision for 6 additional lots. Mr. MacNaughton has requested these waivers in the past and was denied. It's not East Granby's

problem that Granby is not willing to work with Mr. MacNaughton to allow him access off Petersen Road.

Mr. MacNaughton stated that the circumstances have changed and he should have the right to develop his property to its full potential. There would be no harm to anyone. He had a unique situation and it was a legitimate hardship.

Mr. Welsh read from the minutes of 2010 & 2011 which detailed the reasons why the waivers were denied back then. Many of the residents of the Rolling Green area had commented negatively on the proposal. The 2014 approval was the best the Commission could approve for the area. Mr. Welsh stated that the Commission won't comment further and wouldn't "pre-approve" an application. Mr. MacNaughton had the right to make application. He noted his comments at the time of the denial hadn't changed and would be the same.

### **MINUTES**

A motion was made by David McNally & seconded by Robert Ravens-Seeger to approve the minutes of 9/11/18 as submitted. Votes in favor were unanimous. Motion carried.

### **COMMUNICATIONS**

The Commission received:

- Letters, emails, comments and photos from neighbors - the Tobins, John Miller & Tanya Hansen for Application #18-05 for the winery regulations
- Special Permit Application #18-08 for a medical marijuana dispensary @ 38B Russell Road
- CT Federation of PZC Agencies Quarterly newsletter
- A PRD side yard request for a storage shed at 10 Alderman Lane and staff comments on the waiver
- Information from Staff regarding past approvals/denials for Kirk MacNaughton for properties off Rolling Green
- Any items distributed at the public hearing.

### **OLD BUSINESS**

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

B. **Planner Report** - Administrative Site Plan Approvals: Mr. Haynes approved a minor diesel tank relocation for Galasso at 60 South Main Street.

C. **CRCOG Regional Meeting Report** – No report.

D. **Timothy Brignole/Zoning Regulation Change/ Wineries (#18-05)**  
(rec'd 7/10/18 (h/d 8/14/18 cont'd to 9/11/18 & 10/23/18) (d/d 11/13/18)

No action taken as the Commission had made many revisions during the public hearing review and noted it best to vote with a revised copy to be sure all changes were included.

**NEW BUSINESS**

**A. Charles Glanovsky/Zoning Regulation Change/Breweries (#18-07)**  
(rec'd 9/11/18) (h/d 10/23/18) (d/d 12/11/18)

Mr. Haynes reviewed the changes recommended during the public hearing – hours of operation were revised, section “e” was eliminated, section “f” eliminated except for the last bullet. This bullet was moved to general requirements and section 3 d was revised to add as determined by the number of parking spaces and the Fire Marshal. Mr. Velcofsky noted a spelling error.

A motion was made by John Welsh and seconded by Thomas Derlinga to approve, with revisions as noted during the public hearing, Application #18-07 by Charles Glanovsky for a zoning regulation change to allow for breweries in the Commerce Park “A” Zone by special permit. Votes in favor were unanimous. Motion carried.

**B. Charles Samuel – PRD side yard request/shed/10 Alderman Lane**

Because of the busy agenda, Mr. Haynes had told the homeowner that he would make the presentation. The homeowner has an unusual side yard due to a 20 foot drainage easement. The property is heavily wooded and set back where the shed would not be visible to any neighbors. The proposed shed is 14’ x 20” for storage. Mr. Haynes stated that it meets the waiver requirements.

A motion was made by Thomas Derlinga and seconded by Amanda Thompson to approve the PRD side yard request for an 14’x 20’ shed at 10 Alderman Lane as presented and recommended by staff. Votes in favor were unanimous. Motion carried.

**ADJOURNMENT**

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 10:27 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant