

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
December 13, 2016**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, December 13, 2016. Members present when Chairman John Welsh called the meeting to order at 7:02 p.m. were David McNally, Daniel Velcofsky, David Brassard, and Robert Ravens-Seger with alternates Yvon Lemieux, and Dillon Tyman.

PUBLIC HEARING

**A. POCD Update 2014 (#16-08) (rec'd 6/14/16)
(h/d 9/13/16 cont'd to 10/11/16, 10/25/16, 11/29/16 & 12/13/16)**

Mr. Haynes explained that alternate member Angela Ciottone had sent him an email regarding some grammatical/spelling changes that she had noted with the text. Three maps, EDC, Scenic Resource & Future Land Use, shall be revised to make a correction. Those maps were distributed and reviewed. It was suggested that a larger “blow up” map of the Town Center (from Newgate Road to the Airport) also be included. This has been done with previous POCDs. Mr. Haynes also distributed additional text changes based on comments received from William Wilson and his attorneys.

No one spoke in favor. No one was opposed. Under general comments, Peter Alter, Attorney for William Wilson explained his client’s concern with future proposed zone change of his client’s property from Business to Village center. Village Center was more limiting for uses and his client loss of flexibility. Mr. Wilson’s property is rather large and he wants to keep his options open to allow for pharmacy and/or grocery type business that require 15,000 – 20,000 sq. ft. of building size. He didn’t want his opportunities restricted.

Mr. Haynes noted that the additional verbiage he added would address this issue and noted it would be necessary to revise the zoning regulations before a zone change would be adopted to address the issue of larger parcels. Mr. Haynes suggested one possibility of establishing a “Village Center A” & a “Village Center B” zone.

Both Attorney Alter and Chairman Welsh thanked Mr. Haynes for all his hard work. Mr. Welsh also thanked many boards, commissions and the public for their input.

There were no further comments from the Commission. The public hearing closed at 7:34 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 11/29/16 as submitted. Votes in favor were unanimous. Motion carried. (Dillon Tyman voted in place of absent member Thomas Derlinga)

COMMUNICATIONS

The Commission received:

- IWC minutes for 12/07/15 meeting
- Application #16-11 by John Febbrioriello for an oversized accessory apartment
- Revised maps & additional text for the 2014 POCD update

OLD BUSINESS

A. Zoning Enforcement Report – No report.

B. Planner Report -

- a. Administrative Site Plan Approvals: - None
- b. Mr. Haynes updated the Commission on the bond for the site improvements for the winery on Hartford Avenue. Funds are still being held for landscaping issues.

NEW BUSINESS

A. Request for recommendation to accept the extension of Heritage Farm Road

It was noted that all the requirements for acceptance have been met. The cash bond will still need to be posted at the time of town meeting. Deeds are all set but are still be held by the Town Attorney.

A motion was made by Daniel Velcofsky and seconded by Robert Ravens-Seger to approve the request by Rick Granger to recommend acceptance of the extension of Heritage Farm Road to the Board of Selectmen subject to the posting of a \$12,000 cash bond at the time of Town meeting. Votes in favor were unanimous. Motion carried. (Dillon Tyman voted in place of absent member Thomas Derlinga).

OLD BUSINESS

C. POCD Update 2014 (#16-08)

(rec'd 6/14/16) (h/d 9/13/16 cont'd to 10/11/16, 10/25/16, 11/29/16 & 12/13/16)

For the record, both Daniel Velcofsky and Robert Ravens-Seger had each missed a public hearing. Both have listened to the recordings for the respective meetings that were missed and are prepared to vote. No alternates can vote on the application because of missed hearings.

A motion was made by John Welsh and seconded by Daniel Velcofsky to approve the adoption of Application #16-08 by the Commission for the 2014 Plan of Conservation and Development subject to the revisions as noted at the hearing:

1. The Future Land Use Map, EDC Map & Scenic Resource Map will be revised to correct an error;
2. Minor grammatical/spelling changes will be made to the text;
3. Additional text will be added as a bullet point on page 32 to address larger parcels in the Village Center.

Votes in favor were unanimous. Motion carried. (No alternates voted as they had missed hearings. Regular members Daniel Velcofsky and Robert Ravens-Seger, who had missed hearings, had familiarized themselves with the tape recordings.)

ADJOURNMENT

A motion was made by David McNally and seconded by Daniel Velcofsky to adjourn the meeting at 7:41 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant