

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
DECEMBER 12, 2017**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, December 12, 2017. Members present when Chairman John Welsh called the meeting to order at 7:00 p.m. were Daniel Velcofsky, Thomas Derlinga, David Brassard and Robert Ravens-Seger. Also present was alternate Yvon Lemieux.

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) d/d 2/13/18)

A notice was received from the applicant requesting a delay of the continuance of the hearing to the 1/09/18 PZC meeting. No further action required.

B. Sterling Samsel (#17-09) 4 North Main Street

Zone Change Residential R-30 to Agricultural
(rec'd 11/14/17) (d/d 12/12/17) (d/d 2/13/17)

The legal notice was read.

Ms. Samsel was present, but Mr. Haynes presented the application and reviewed his report. There is an arbitrary residential zone line along North Main Street. The back portion of the properties are zoned agricultural. The property at 4 North Main is 7.08 acres with two existing barns and an existing farm. Issues arise especially for livestock regulations as the requirements differ from between the Agricultural Zone and the Residential Zone. The proposal is in keeping with the POCD and its desire to preserve the Town's agricultural heritage.

No one spoke in favor. No one was opposed. The Commission had no comments. The public hearing closed at 7:08 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by Daniel Velcofsky & seconded by Thomas Derlinga to approve the minutes of 11/14/17 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- IWC minutes for 12/06/17 meeting
- A copy of a legal notice for a decision by the ZBA for 180 South Main Street to grant a variance for a detached garage
- Comments by staff dated 11/17/17 for Application #17-09
- A report dated 11/30/17 regarding tractor trailer access for Application #17-08 by Pride Gas
- Application #17-10 by the First National Bank of Suffield for a site plan for 1 Turkey Hills Road
- A request for an extension for the continuance of the public hearing to the 1/09/18 meeting by Pride Gas dated 12/12/17.
- Comments from Griffin Land for Application #17-08 dated 12/08/17
- Comments from Town of Windsor for Application #17-08 dated 11/14/17

At this time a motion was made by John Welsh and seconded by Robert Ravens-Seger to add under New Business, Item “C”, Alternate Appointment (eff. 1/09/18). Votes in favor were unanimous. Motion carried.

OLD BUSINESS

A. Zoning Enforcement Report – No report submitted.

B. Planner Report -

- a. Administrative Site Plan Approvals: Mr. Haynes reviewed the approval for 133 Hartford Avenue for a conversion of storage space to a carpentry workshop.

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

D. Public Act Opt Out - temporary health care structures – Mr. Haynes canvassed other Towns. In general it's a “50/50” split as to whether they are opting out. Many noted that the rules were very stringent and rather cost prohibitive, so it's self-regulating. Since there is no timeline, this item will be left on the agenda for now.

NEW BUSINESS

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) (d/d 2/13/18)

No action taken. The hearing on this application has been continued to 1/09/18.

B. Sterling Samsel (#17-09) 4 North Main Street

Zone Change Residential R-30 to Agricultural
(rec'd 11/14/17) (d/d 12/12/17) (d/d 2/13/17)

A motion was made by Daniel Velcofsky and seconded by Thomas Derlinga to approve the zone change Application #17-09 by Sterling Samsel from R-30 to Agricultural for the front portion of her property as the proposed zone change was in keeping with the Plan of Conservation and Development along with the preservation of the Town's agricultural heritage. The votes in favor were unanimous. Motion carried. The effective date of the change shall be 1/06/18.

C. Alternate Appointment (eff. 1/09/18)

A motion was made by John Welsh and seconded by Thomas Derlinga to appoint Daniel Velcofsky as an alternate to the Planning & Zoning Commission upon the expiration of his current term. Votes in favor were unanimous. Motion carried.

Mr. Welsh wanted to publicly and personally thank Mr. Velcofsky on behalf of himself and the community for his service as a regular member over these past many years. He is a true asset to the Commission. All members agreed.

ADJOURNMENT

A motion was made by Daniel Velcofsky and seconded by Thomas Derlinga to adjourn the meeting at 7:20 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant