

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
February 13, 2018**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, February 13, 2018. Members present when Chairman John Welsh called the meeting to order at 7:02 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Robert Ravens-Seger and with alternates Daniel Velcofsky and Mark Ricketts

PUBLIC HEARING

The legal notice was read.

- 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)

Jay Fisher, representing the applicant, discussed the relocation of the First national Bank of Suffield to a separate lot in front of the existing Center Shops. The green space will not be impacted. There will be no new access onto either Route 20 or Route 187. The Village Center Zone guidelines were implemented. He noted that this was a unified site plan with the Center Shops and as such included as a part of the application was a request to allow for a reduction in the number of parking spaces as allowed by regulations.

Ted Hart, engineer on the project, reviewed the storm water management plan. He explained the functions of the bio-retention area, compliance with the LID regulations, S&E controls, illumination plan and the planting plan. The architect for the project reviewed the building design.

As the was a unified site plan, the Commission discussed the desire to remove the island and drive thru window at the current bank location, the “boxy” look of the building and the addition of a cupola, and adding the formerly approved new driveway onto Center Street that was never built. Ingress and egress was discussed and the desire to have the exit onto Route 20 be redesigned as a right turn only.

Mr. Haynes said that he and the First Selectman are in talks with the Center Shops owner and are working on these issues.

The Commission also noted the “odd” design to have the ATM and Drive thru window in the same lane. They thought this would create a back-up. Mr. Fisher noted that for security reasons, they preferred the ATM to be installed in the building. The second lane will be built but what will actually be there is to be determined. It may be the Drive up window with a tube.

In favor of the application was EDC Chairman Paul Oliva. No one was opposed. Mr., Haynes reviewed his report dated 1/26/18. He added an additional condition of approval to correct mismarked elevations.

With no further comment, the public hearing closed on this application.

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)

Ms. DiScipio briefly discussed her desire to move her competitive gym and cheerleading classes to the building at 10 Hazelwood. She would be occupying Unit 2A. Both the Building Official and Fire Marshal have inspected the facility and no changes are needed.

Mr. Haynes reviewed his report dated 1/30/18 discussing the class times, class sizes and parking. There would be no spectators or bleachers for spectators. The Business Description shall be filed on the land records.

In favor of the application, John Aniskoff noted that his granddaughter currently attended classes and it is a well-run business. No one was opposed. The public hearing closed on this application.

C. Pride Gas (#17-08) Special Permit – gas station/convenience store
SE Corner Hazelwood/Route 20 (rec'd 10/10/17
(h/d 11/14/17 cont'd to 12/12/17, 1/09/18, 1/23/18 & 2/13/18) (d/d 3/13/18)

Robert Bolduc, a principal with Pride Gas, reviewed the latest revised set. All revisions requested were made and he agreed to all conditions. If there were any additional requirements, he would work with staff to fix any problems.

Scott Hesketh, traffic engineer for the project, reviewed all the changes made to the plan. He discussed ingress & egress for trucks, parking changes, the separation of trucks from passenger cars and the widening of Hazelwood Road. He believed all issues have been addressed and a favorable review was received from the Town Engineer.

Mr. Haynes reviewed his comments dated 2/09/18, noting that with the revisions the coverage has been reduced and that the applicant has done a good job in addressing all the issues and concerns. He recommended approval without the truck fueling area but if the Commission chose to approve, he had submitted a list of conditions which included two comments from the Town Engineer.

Mr. Welsh stated he still felt the application did not meet the Special Permit Considerations A, C, & E with the truck component. There was additional discussion on the GPS issues.

Under public comment, Paul Oliva, Chairman of the Economic Development Commission noted that his Commission supported this proposal with the truck facility. Mr. Yeomans, who owns a landscaping business, noted there currently was no place to buy fuel with a truck/trailer and he was in favor of this application. Mr. Aniskoff was also in favor of the application.

In opposition, Donna Holland stated that the Town did not need any more truck traffic or noise.

In final comments, Jim Channing, Attorney for the applicant, stated that reductions and changes have been made to address the Commission's concerns. Existing problems in Windsor should not prevent them from applying for this project. The parcel is 5 miles from Interstate 91 and will not attract trucks from that direction. For GPS, the address is Rainbow Road not Hazelwood. The applicant has done all he can to address all concerns. This is not a truck stop. He noted that this application did meet all special permit considerations. Comments from the public on traffic were speculative. If any issues occurred in the future, the applicant was willing to come back to the Commission to address them. Mr. Channing submitted to additional proposed conditions as options for the Commission. Mr. Welsh noted that the special permit if approved is in perpetuity and the proposed additional conditions were not legally binding though it was wonderful that the applicant was willing to do so.

The public hearing portion of the meeting and on this application closed at 9:02 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 1/23/18 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Any items noted as received during the public hearing.
- For Application #17-08 from Pride Gas – revised plans, road widening plans and a revised storm water management report
- Comments from the Windsor Town Planner, Eric Barz, regarding GPS truck issues for Application #17-08 by Pride Gas
- 40% rule & PRD yard request for 12R Seneca Drive
- Application #18-01 by Randall Wilson for a 4 lot subdivision on Holcomb Street.
- Staff, Fire Marshal and Town Engineer comments for Application #17-12 by Suffield Bank for 1 Turkey Hills Road
- Staff comments for the 40%/PRD Yard request for 12R Seneca
- Staff comments for Special Permit Application #17-13 for indoor recreation @ 10 Hazelwood by Nancy DiScipio
- Staff and Town Engineer comments for #17-8 by Pride Gas on the revised plans
- Comments and photos from resident Vince Scacchiti regarding Application #17-08 by Pride Gas

- Comments from Windsor resident Debbie Bologna on the Application #17-08 by Pride Gas

OLD BUSINESS

A. Zoning Enforcement Report – No report submitted.

B. Planner Report -

- a. Administrative Site Plan Approvals: None

C. CRCOG Regional Meeting Report – There were no meetings.

D. Pride Gas (#17-08) Special Permit gas station/convenience store
SE Corner Hazelwood/Route 20 (rec'd 10/10/17
(h/d 11/14/17 cont'd to 12/12/17, 1/09/18, 1/23/18 & 2/13/18) (d/d 3/13/18)

A motion was made by David McNally and seconded by Thomas Derlinga to approve Special Permit Application #17-08 subject to conditions as noted by staff. Mr. Derlinga wanted to include the conditions as submitted by Mr. Channing on behalf of the applicant and those of the Town Engineer. Mr. McNally withdrew his motion.

A motion was made by Thomas Derlinga and seconded by David McNally to approve Special Permit Application #17-08 by Pride Gas (ref. map set dated revised 2/02/18 & road widening map set dated revised 2/02/18) for property at 122 Rainbow Road subject to the conditions 3.2-3.20 as recommended by staff, the two conditions recommended by the Town Engineer and the two additional conditions submitted by the applicant's attorney.

Votes in favor were four (McNally, Derlinga, Brassard & Velcofsky). Opposed two (Welsh, Ravens-Seger). Motion carried. (Alternate Daniel Velcofsky voted in place of Amanda Thompson who was not a member for earlier public hearings.)

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)

A motion was made by David McNally and seconded by Thomas Derlinga to approve Unified Site Plan Special Permit Application #17-12 by the First National Bank of Suffield for property at 1 & 3 Turkey Hills Road for the addition of a bank with drive thru window at 1 Turkey Hills Road (ref. map set dated 11/27/17 and architectural sheet sets dated 12/08/17) subject to conditions as recommended by staff and including a reduction for parking requirements as allowed by regulation. Votes in favor were 5 (McNally, Welsh, Thompson, Derlinga & Brassard. One opposed (Ravens-Seger). Motion carried.

**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)**

A motion was made by David McNally and seconded by Thomas Derlinga to approve Special Permit Application #17-13 by Nancy DiScipio for indoor recreation for World Cup Cheer & Dance at 10 Hazelwood Road as presented and subject to conditions as recommended by staff. Votes in favor were unanimous. Motion carried.

C. Aniskoff – 40% & PRD rear yard /12R Seneca Drive – garage

John Aniskoff Jr. discussed his need for a large storage building for his property at 12R Seneca Drive.

Mr. Haynes reviewed his comments. The property is 2.7 acres with some wetlands. The living area of the house is 2,858 sq. ft. The applicant proposed a 30'x50' two story garage (the second level would be unfinished cold storage). The existing shed would be relocated as shown on the plan. Photos submitted to the Commission show the slope of the yard which prevents the building from being relocated. Letters from all abutters have been submitted. The applicant was requesting in increase to the 40% rule and a PRD request for a rear yard. Staff recommended approval of both requests.

A motion was made by David McNally and seconded by Thomas Derlinga to approve the request by John & Jessica Aniskoff for an increase to the 40% accessory structure rule to allow for a two story 30'x 50' storage building with conditions as noted by staff for property at 12R Seneca Drive. Votes in favor were unanimous. Motion carried.

A motion was made by John Welsh and seconded by Thomas Derlinga to approve the request by John & Jessica Aniskoff for a PRD rear yard of 25 feet to allow for a two story 30'x 50' storage building for property at 12R Seneca Drive. 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 9:37 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant