

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
April 12, 2016**

A meeting of the East Granby Planning & Zoning Commission was held on Tuesday, April 12, 2016. Members present when Chairman John Welsh called the meeting to order at 7:04 p.m. were David McNally, Daniel Velcofsky, David Brassard, alternate member Leo Stemp and alternate member Yvon Lemieux. Member Robert Ravens-Seger arrived at 7:17p.m.

PUBLIC HEARING

The legal notice was read into the record.

**A. Commission's Zoning Regulation Change/Farm stands
(#16-02) (rec'd 2/09/16) (h/d 4/12/16)**

Mr. Haynes explained that currently the permanent farm stand regulations were too restrictive. He proposed a change from "50% grown in East Granby" to "50% Connecticut grown". This was a simple change that he considered within the spirit of the original regulation intent.

There was discussion on East Granby's proximity to Massachusetts and it was agreed to add to the revision, "and within a 25 mile radius of East Granby". It was noted that the seasonal farm stands had the same wording and an application to revise those regulations also would be submitted by the Commission for the May hearing date.

No one spoke in favor. No one was opposed. There were no further comments. CRCOG comments dated 2/24/16 were read into the record. The public hearing closed on this application.

Robert Ravens-Seger arrived at 7:17 p.m.

**B. Commission's Zoning Regulation Change/Gas Stations in VC Zone
(#16-03) (rec'd 2/09/16) (h/d 4/12/16)**

Mr. Haynes explained that based on discussion at the land use workshops, it was agreed that automotive uses were not desired within the Village Center Zone. This proposal would eliminate gasoline service stations as a special permit use within the Village Center. It was explained where that zone was currently on the Town's zoning map.

CRCOG comments dated 2/24/16 were read into the record. No one spoke in favor. No one was opposed. There were no further comments. The public hearing closed on this application.

The public hearing portion of the meeting closed at 7:23 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 3/08/16 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- A copy of the DEEP approval of the permit for the Tennessee Gas Pipeline
- Farmington River News
- Application #16-04 for a special permit for fill by Don Cardwell for 11 Hamilton Road
- Application #16-05 for a zone change from R-20 to Commerce Park "B" for property on Floydville Road
- A copy of a legal notice for a ZBA meeting on 5/2/16

OLD BUSINESS

A. Zoning Enforcement Report – No report submitted.

B. Planner Report -

- a. Administrative Site Plan Approvals: None
- b. POCD 2014 – Mr. Haynes stated he had two (2) more chapters to complete and would distribute them for the 5/10/16 workshop.

C. CRCOG Regional Meeting Report – Mr. Brassard was unable to attend the last meeting.

NEW BUSINESS

A. Michael Latonie/Zoning Regulation Change/Commerce Park A

Add gasoline service stations by special permit (#16-01)
(rec'd 1/12/16) (h/d 3/08/16) (d/d 4/12/16)

Yvon Lemieux was selected by ballot to vote in the absence of regular member Thomas Derlinga.

Mr. Welsh explained why he was making a motion in the affirmative even though his intent will be to vote in the negative when called. A motion was made by John Welsh and seconded by Daniel Velcofsky to approve the regulation change Application #16-02 by Michael Latonie with the following revisions to the regulation as proposed by the applicant:

Criteria #2 – add a period after “(Section V A 4. d)” and eliminate the remainder of the sentence.

Criteria #3 – add the sentence – “No gasoline service station shall have ingress/egress on a Connecticut State Highway.”

Mr. Welsh stated that he was not in favor of the regulation because historically there have been traffic issues in the area. He stated that it was not appropriate for the Commerce Park A zone and that this would deter other future desired development in the area.

There was discussion on this lot “remaining” empty, the importance of the lighted intersection, traffic concerns and what other potential sites within the zone could meet this regulation if approved. Mr. Lemieux stated that he saw this as a positive. It was again noted that the comments received from the EDC were in favor of the proposal.

There was discussion on the drive thru window proposal and the distances between each drive-thru. Mr. Welsh was in favor of retaining the 1500 foot separation as determined when the drive-thru regulations were originally added.

After a discussion on this issue, a motion was made by John Welsh and seconded by Daniel Velcofsky to revise his previous motion by eliminating the “drive-thru window” criteria entirely from the proposal. He noted that the applicant had stated that this would not be an issue. Mr. Welsh reiterated that his revisions were for safety reasons with the traffic situation on Route 20.

Leo Stemp left at 8:09 p.m.

Votes in favor of the amendment and the amended motion were three (Velcofsky, Brassard and Lemieux). Opposed were three (McNally, Ravens-Seger, Welsh). Motion denied.

**B. Commission’s Zoning Regulation Change/Farm stands
(#16-02) (rec’d 2/09/16) (h/d 4/12/16)**

A motion was made by Daniel Velcofsky and seconded by David Brassard to approve the regulation change Application #16-02 by the Commission for revisions to permanent farm stands with the change added during the public hearing and for the reasons stated during the public hearing. Votes in favor were five (5). Motion carried. (Robert Ravens-Seger and Leo Stemp did not vote as Mr. Ravens-Seger was not present at the hearing and Mr. Stemp had left the room.) The effective date of the regulation shall be 5/07/16.

**C. Commission’s Zoning Regulation Change/Gas Stations in VC Zone
(#16-03) (rec’d 2/09/16) (h/d 4/12/16)**

A motion was made by Daniel Velcofsky and seconded by David Brassard to approve the regulation change Application #16-03 by the Commission to eliminate gas stations in the Village Center Zone for the reasons stated during the public hearing. Votes in favor were six (6). Motion carried. The effective date of the regulation shall be 5/07/16.

Leo Stemp arrived at 8:16p.m.

ADJOURNMENT

A motion was made by David McNally and seconded by Daniel Velcofsky 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