

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
March 19, 2018**

A special meeting of the East Granby Planning & Zoning Commission was held on Monday, March 19, 2018. Members present when Chairman John Welsh called the meeting to order at 7:02 p.m. were David McNally, Amanda Thompson, David Brassard, Robert Ravens-Seger and with alternates Daniel Velcofsky and Mark Ricketts

PUBLIC HEARING

The legal notice was read. Chairman Welsh recused himself on this application. David McNally took over as Chairman for this portion of the meeting.

- A. Randall Wilson – 4 lot Subdivision/Holcomb Street (#18-01)
(rec'd 12/13/18) (h/d rescheduled to 3/19/18) (d/d 5/08/18)**

Christian Alford, engineer & surveyor representing the applicant, reviewed the basics of the application. The property has an existing home and the proposal will create a total of four lots which will allow for three new homes. The property is ten (10) acres, zoned R-40 and with wetlands to the rear. They have received FVHD approval and Wetlands approval. A conservation easement is proposed to protect the wetlands. No new roads are proposed. He has reviewed all staff reports and will comply with their recommendations.

There was discussion on the proximity of public water, the proximity of the closest home on Washington Ridge Road, the location of the 100 year flood zone, the proximity to the power lines and concerns for additional driveways on Holcomb Street. There were many questions on the location and distances for the septic systems.

Mr. Haynes reviewed his report and the Town engineer's comments. He added a condition that house numbers be added to the plans.

No one spoke in favor. No one was opposed. Under public comment, Mr. Shepard of 30 Washington Ridge Road, asked about underground or power overhead lines. As no new roads are proposed, the lines will run overhead. With no further comment, the public hearing closed at 7:22 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

- A. Karen Gaston – regulation change for marijuana dispensaries**

Edward Lally, representing Dr. Gaston, spoke about his original letter to Mr. Haynes. He reversed his opinion and stated that new regulations were needed and that this use be permitted by special permit with control over the location. Maps, a brochure and information on other Town regulations were distributed.

There was discussion on locations of other dispensaries in the State, State laws and the required security. Dr. Gaston had a specific location under consideration and discussed its non-proximity to anything of concern. There were many questions on her current business, recreational vs. medical, storage substances, and production facilities. It was noted that medical marijuana is ingested, not smoked. Many members questioned the benefit to the Town.

Mr. Haynes researched other towns and discussed their adopted regulations. By comments made, if proposed, the Commission “leaned toward” this type of business be allowed special permit in the Commerce Park B zone. David McNally suggested Mr. Haynes create a draft sample regulation similar to what was done for adult oriented businesses. Mr. Velcofsky stated that the Commission should be proactive and “get some regulations in the books”.

MINUTES

A motion was made by David McNally & seconded by John Welsh to approve the minutes of 2/13/18 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Any items noted as received during the meeting.
- Staff & Town Engineer comments for Application # 18-01
- Revised Sheets for Application #18-01
- Info from Staff on cannabis dispensaries

OLD BUSINESS

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

B. **Planner Report** -

- a. Administrative Site Plan Approvals: None

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

NEW BUSINESS

A. **Randall Wilson** – 4 lot Subdivision/Holcomb Street (#18-01)
(rec'd 12/13/18) (h/d rescheduled 3/19/18) (d/d 5/08/18)

A motion was made by David Brassard and seconded by Robert Ravens-Seger to approve Application #18-01 by Randall Wilson for a four (4) lot subdivision of property at 138 Holcomb Street subject to the following conditions set forth by staff:

1. All wetland flags and the clearing limits must be re-flagged prior to clearing the site and/or application for a building permit.
2. Maps shall be revised to show an additional twenty five (25) foot extension (from the edge of the wetlands) of the conservation restriction, designed to protect the wetlands, per staff comments dated 3/05/18. The conservation restricted area should be marked with approved tags along the edge of woods to identify the boundary of the conservation

restriction area. The conservation restriction should be written up to allow for passive recreation, maintenance of the culvert and/or pond structures to ensure they are maintained. The conservation restriction shall be reviewed and approved by the Town Attorney and Director of Community Development. The approved conservation restriction shall be filed on land records and the Volume and Page shall be noted on the finalized plans submitted for final approval to the Commission. The Conservation Restriction shall also be added to final as-built plans prior to issuance of a Certificate of Occupancy for the new homes.

3. Proof of approval by the CT DEEP shall be submitted to the Commission and any conditions, set forth by the CT DEEP from their Natural Biodiversity Database, shall become a part of these conditions of approval.
4. The subdivision approval block shall be added to all sheets of the revised plans submitted for final signature.
5. Per your application, residual land is to be deeded and merged with 108 Holcomb Street (property owned by Stennis B. Wilson). Either the deed or the map merging these properties shall be filed on the land records prior to the submission of finalized drawings for signature.
6. Additional erosion and sedimentation controls as deemed necessary by the Town of East Granby staff and/or consultants shall be added throughout the construction process
7. Revise the plans per all Town Engineer and F.V.H.D. comments and conditions.
8. An as-built improvement and grading plan, prepared by a State of CT Registered Land Surveyor, shall be submitted for each individual lot after all site work is completed. Such plan shall be approved by Town of East Granby staff prior to the issuance of a certificate of occupancy.
9. Revise the final plans for signature to include house numbers as determined by the Building Department.

Votes in favor were unanimous. Motion carried. (John Welsh did not vote as he had recused himself from all action on this application.)

ADJOURNMENT

A motion was made by David Brassard and seconded by Amanda Thompson to adjourn the meeting at 8:08 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant